

LYON, RICHIE, 11/19/2024 1:11 PM
 HR GREEN - Xref: Vicinity-Map; Cover-Map; Cover-Approval; EPC_CD_Owner-Approval; legal_description; Legend; xc-row-030.202; rdwy_typicals; xc-row-030.240; Rlprop_Detail; xc-row-030.250; xgt-1-dh01-1030.250

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION D. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FLUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
- ALL INTERSECTION ACCESSSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
- DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINISH GRADING CONSTRUCTION OR NO DISTURBANCE FOR EARTHWORK GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

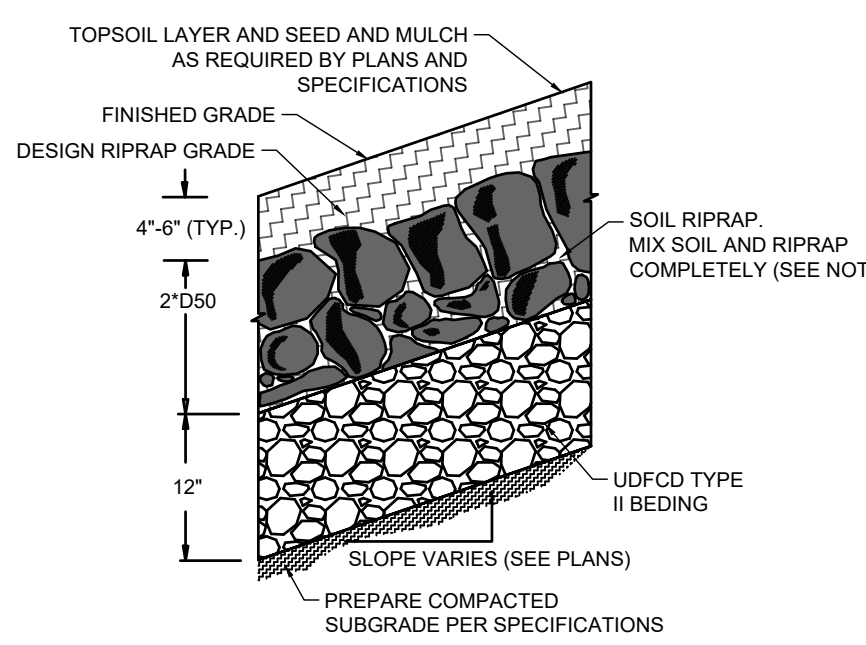
| Channel Lining Determination | | | | | |
|------------------------------|-------------------|----------|-----------------|----------|-----------------|
| Section | Calculated Values | | P300 Max Values | | Lining Required |
| | Shear Stress | Velocity | Shear Stress | Velocity | |
| A-A | 0.75 | 3.78 | 3 | 9 | P300 |
| STREET SECTION 1 | 1.50 | 4.26 | 3 | 9 | P300 |
| STREET SECTION 2 | 4.27 | 6.60 | 3 | 9 | TMAX |
| STREET SECTION 3 | 1.31 | 3.49 | 3 | 9 | P300 |

| CHANNEL LINING STATIONS | | | |
|-------------------------|---------------|-------------|--------|
| ROADWAY | START STATION | END STATION | LINING |
| SANDBAGGER DRIVE | 00+00 | 16+17 | TMAX |
| SANDBAGGER DRIVE | 16+17 | 34+44 | P300 |
| ROUGH TRAIL | FULL ROAD | FULL ROAD | P300 |

- NOTES:
- THE TABLES ABOVE SHOW A SUMMARY OF THE CHANNEL LINING REQUIREMENTS WITHIN NATURAL TERTIARY CHANNELS AND ROADSIDE SWALES BASED ON COMPUTATIONS OF SHEAR STRESS AND VELOCITY FOR THE MAJOR STORM EVENTS (100-YEAR) AT THE RESPECTIVE SECTIONS PER THE FINAL DRAINAGE REPORT.
 - SEE THE FINAL GEC PLANS FOR CHANNEL LOCATION CALLOUTS.

ABBREVIATIONS

| | | | |
|--------|--|---------|--|
| Δ | DEFLECTION ANGLE | FHWA | FEDERAL HIGHWAY ADMINISTRATION |
| Ø, DIA | DIAMETER | FL | FLOW LINE |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | FOC | FIBER OPTICS CABLE |
| ABC | ASPHALT BASE COURSE | FT | FOOT OR FEET |
| ABD | ABANDONED | GB | GRADE BREAK |
| AC | ACRE | GD | GALLON |
| ADA | THE AMERICANS WITH DISABILITIES ACT | HDPE | HIGH DENSITY POLYETHYLENE |
| ASPH | ASPHALT | HC RAMP | HANDICAP RAMP |
| ASSY | ASSEMBLY | HW | HEADWALL |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS | INV | INVERT |
| BFE | BASE FLOOD ELEVATION | KM | KILOMETER |
| BLDG | BUILDING | L | LENGTH |
| BLVD | BOULEVARD | LF | LINEAR FEET |
| BM | BENCH MARK | M | MINIMUM |
| BNY | BOUNDARY | MISC | MISCELLANEOUS |
| BOP | BOTTOM OF POND | MAINT | MAINTENANCE |
| BY | BOTTOM OF WALL | MAX | MAXIMUM |
| C&G | CURB AND GUTTER | MH | MANHOLE |
| CA | COARSE AGGREGATE | MP | MIDPOINT |
| CATV | CABLE TELEVISION | N | NORTH/SOUTH |
| CB | CHORD BEARING/CATCH BASIN | NO | NUMBER |
| CC | CUBIC FEET PER SECOND | OC | ON CENTER |
| CIP | CAST IRON PIPE | OH | OVERHEAD |
| CL | CENTER LINE | PB | PUBLIC |
| CMP | CORRUGATED METAL PIPE | PC | POINT OF CURVATURE |
| COMP | COMPOSITE | PCC | POINT OF COMPOUND CURVATURE |
| CONC | CONCRETE | PCR | POINT OF CURB RETENTION |
| CONST | CONSTRUCT OR CONSTRUCTION | PI | POINT OF INTERSECTION |
| CSP | CORRUGATED STEEL PIPE | PIE | PUBLIC IMPROVEMENT ESMT |
| CSU | COLORADO SPRINGS UTILITIES | PT | POINT OF TANGENCY |
| CT | COURT | PR | PROPOSED |
| CTR | CENTER | PRC | POINT OF REVERSE CURVATURE |
| CU | COPPER | PRV | PRESSURE REDUCING VALVE |
| CY | CUBIC YARD | PVT | PRIVATE |
| DBL | DOUBLE | PUAE | PUBLIC UTILITY, ACCESS AND ESMT |
| DEG | DEGREE | PJADE | PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT |
| DET | DETAIL | PVC | POLYVINYL CHLORIDE |
| DEPT | DEPARTMENT | R | RADIUS |
| DIM | DIMENSION | REC | RECEPTION |
| DIP | DUCTILE IRON PIPE | RCBC | REINFORCED CONCRETE BOX CULVERT |
| DOT | DEPARTMENT OF TRANSPORTATION | S | SOUTH |
| DWG | DRAWING | SHT | SHEET |
| E | EAST/EASTING | SQ | SQUARE |
| EL | ELEVATION | SW | SPILLWAY |
| ELEC | ELECTRIC | TRC | TOP BACK OF CURB |
| EOP | EDGE OF GUTTER | TC | TRICKLE CHANNEL |
| EOP | EDGE OF PAVEMENT | TOP | TOP OF POND |
| ESMT | EASEMENT | TW | TOP OF WALL |
| EW | ENDWALL | TYP | TYPICAL |
| EX | EXISTING | UG | UNDERGROUND |
| FD | FRENCH DRAIN | VERT | VERTICAL |
| FDC | FIRE DEPARTMENT CONNECTION | W | WEST |
| FE | FLANGE ELEVATION | WW | WASTEWATER |
| FES | FLARED END SECTION | WWF | WELDED WIRE FABRIC |
| FF | FINISHED FLOOR | W | WITH |
| FG | FINISHED GRADE | W/O | WITHOUT |
| FM | FIRE HYDRANT | YD | YARD |



TYPE L RIPRAP

| INTERMEDIATE ROCK DIMENSION (IN.) | PERCENT PASSING (%) |
|-----------------------------------|---------------------|
| 15 | 70-100 |
| 12 | 50-70 |
| 9 | 35-50 |
| 3 | 2-10 |

*TYPE L RIPRAP D50=9"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE H RIPRAP

| INTERMEDIATE ROCK DIMENSION (IN.) | PERCENT PASSING (%) |
|-----------------------------------|---------------------|
| 30 | 70-100 |
| 24 | 50-70 |
| 18 | 35-50 |
| 6 | 2-10 |

*TYPE L RIPRAP D50=18"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

RIPRAP NOTES:

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
- NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
- THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
- ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

TYPE VL RIPRAP

| INTERMEDIATE ROCK DIMENSION (IN.) | PERCENT PASSING (%) |
|-----------------------------------|---------------------|
| 12 | 70-100 |
| 9 | 50-70 |
| 6 | 35-50 |
| 2 | 2-10 |

*TYPE L RIPRAP D50=6"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

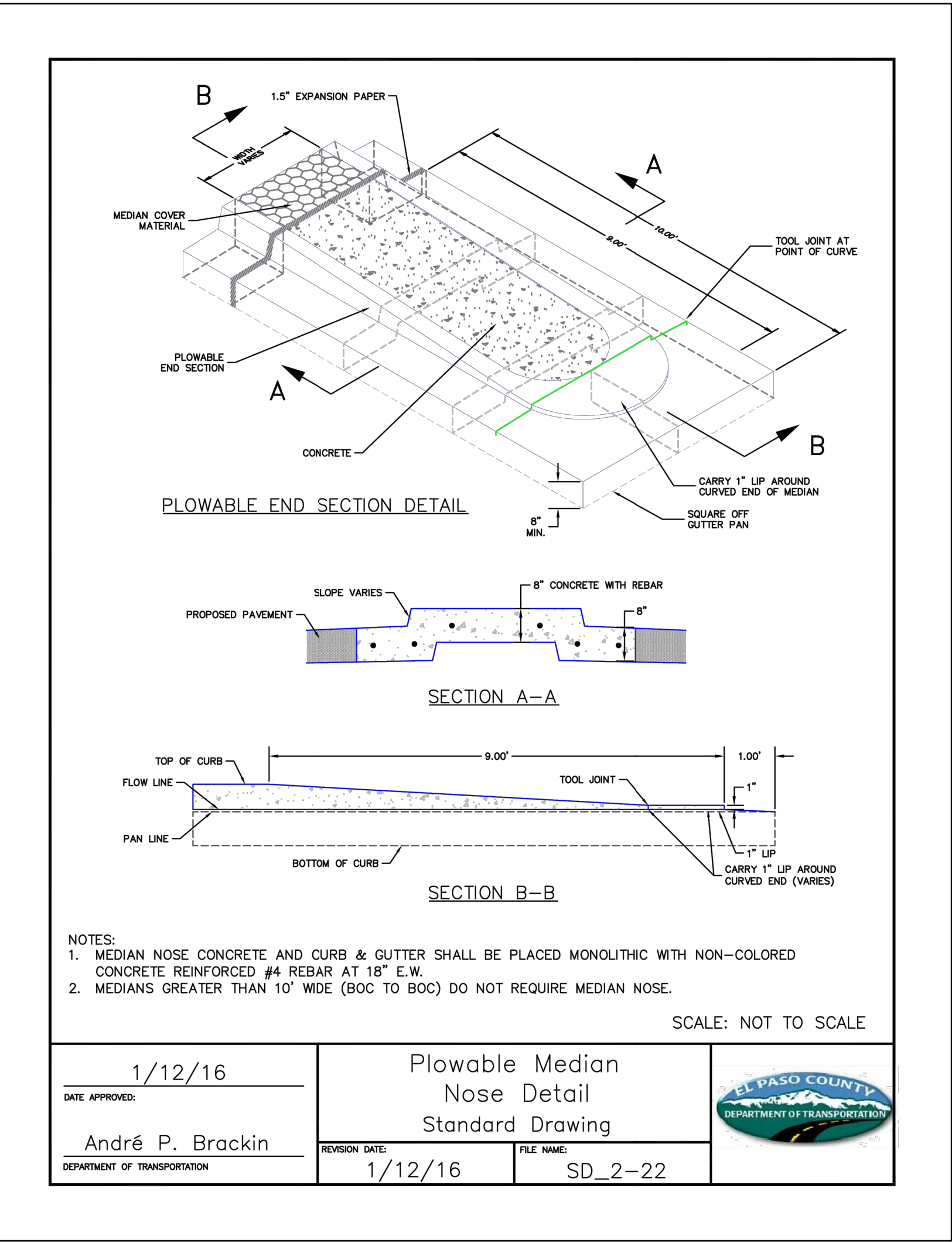
TYPE M RIPRAP

| INTERMEDIATE ROCK DIMENSION (IN.) | PERCENT PASSING (%) |
|-----------------------------------|---------------------|
| 21 | 70-100 |
| 18 | 50-70 |
| 12 | 35-50 |
| 4 | 2-10 |

*TYPE L RIPRAP D50=12"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

LEGEND

| | | | | | |
|-------------------|----------|----------|--|----------|----------|
| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
| MATCH LINE | --- | --- | | | |
| FILING LINE | --- | --- | | | |
| SECTION LINE | --- | --- | | | |
| PROPERTY LINE | --- | --- | | | |
| P.I.E. LINE | --- | --- | | | |
| MVEA ESMT. LINE | --- | --- | | | |
| RIGHT OF WAY | --- | --- | | | |
| CENTERLINE | --- | --- | | | |
| CHAIN LINK FENCE | --- | --- | | | |
| WOODEN FENCE | --- | --- | | | |
| ROD IRON FENCE | --- | --- | | | |
| STORM DRAIN | --- | --- | | | |
| SWALE | --- | --- | | | |
| TRAIL | --- | --- | | | |
| EDGE OF ROAD | --- | --- | | | |
| INDEX CONTOUR | --- | --- | | | |
| INTER. CONTOUR | --- | --- | | | |
| 100-YR FLOODPLAIN | --- | --- | | | |
| FLOODWAY | --- | --- | | | |
| GEOHAZARD | --- | --- | | | |
| DELINEATION | --- | --- | | | |



- NOTES:
- MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
 - MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

SCALE: NOT TO SCALE

| | | | |
|----------------------------|--|--------------------|---|
| DATE APPROVED: 1/12/16 | Plowable Median Nose Detail Standard Drawing | | EL PASO COUNTY DEPARTMENT OF TRANSPORTATION |
| APPROVED: André P. Brackin | REVISION DATE: 1/12/16 | FILE NAME: SD_2-22 | |

| | | |
|---|-----------------------|--|
| DRAWN BY: RDL | JOB DATE: 11/14/2024 | BAR IS ONE INCH ON OFFICIAL DRAWINGS. |
| APPROVED: RDL | JOB NUMBER: 211030.25 | 0" = 1" |
| CAD DATE: 11/19/2024 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
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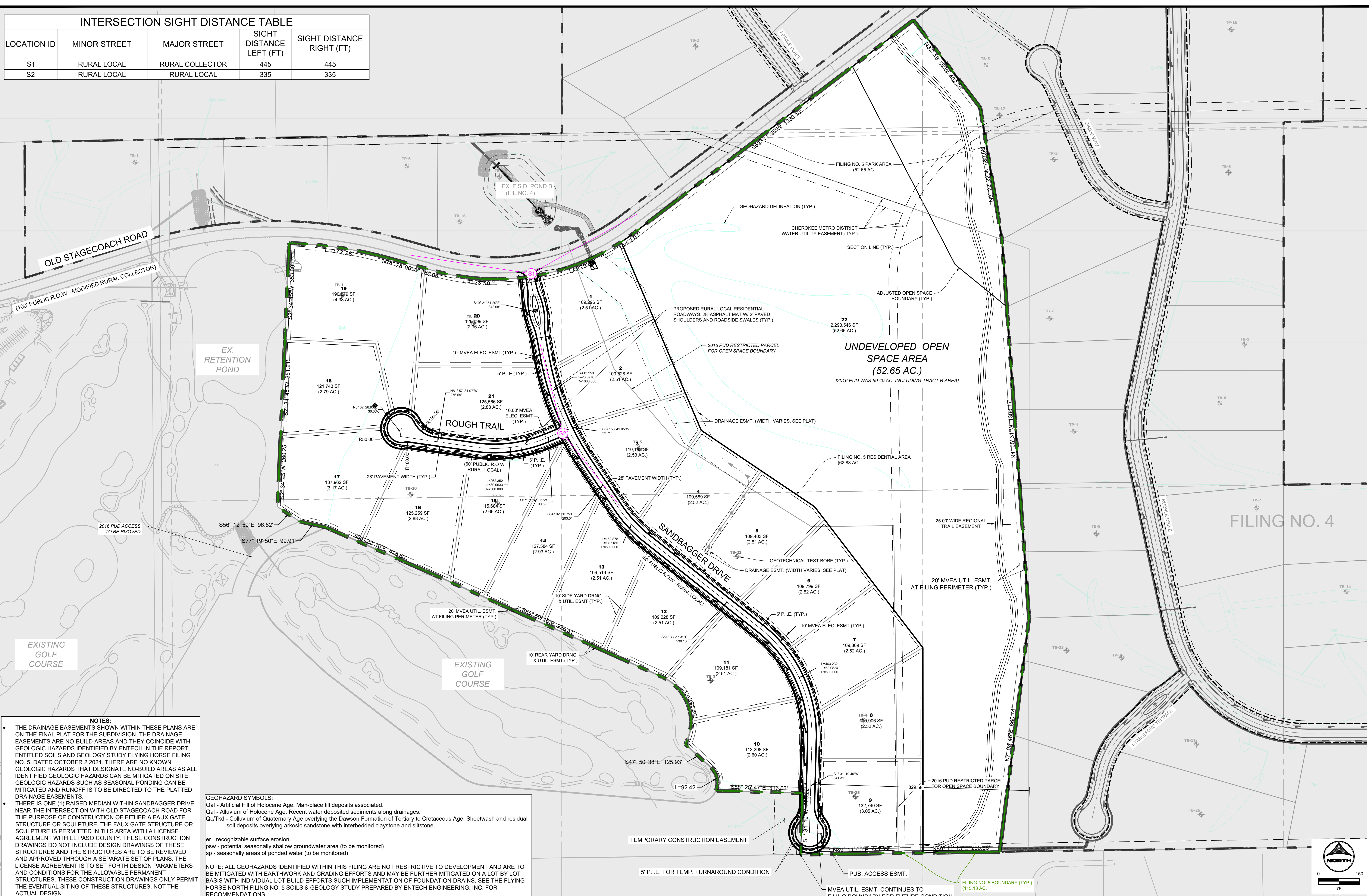
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|---------|---------------------------------|
| HRGreen | HR GREEN - COLORADO SPRINGS |
| | 1975 RESEARCH PARKWAY SUITE 160 |
| | COLORADO SPRINGS, CO 80920 |
| | PHONE: 719.300.4140 |
| | FAX: 719.965.0044 |

FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
LEGEND & NOTES

SHEET
LG
2

| INTERSECTION SIGHT DISTANCE TABLE | | | | |
|-----------------------------------|--------------|-----------------|--------------------------|---------------------------|
| LOCATION ID | MINOR STREET | MAJOR STREET | SIGHT DISTANCE LEFT (FT) | SIGHT DISTANCE RIGHT (FT) |
| S1 | RURAL LOCAL | RURAL COLLECTOR | 445 | 445 |
| S2 | RURAL LOCAL | RURAL LOCAL | 335 | 335 |



NOTES:

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 5, DATED OCTOBER 2, 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE IS ONE (1) RAISED MEDIAN WITHIN SANDBAGGER DRIVE NEAR THE INTERSECTION WITH OLD STAGECOACH ROAD FOR THE PURPOSE OF CONSTRUCTION OF EITHER A FAUX GATE STRUCTURE OR SCULPTURE. THE FAUX GATE STRUCTURE OR SCULPTURE IS PERMITTED IN THIS AREA WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

GEOHAZARD SYMBOLS:
 Qaf - Artificial Fill of Holocene Age. Man-place fill deposits associated.
 Qal - Alluvium of Holocene Age. Recent water deposited sediments along drainages.
 Qc/Tkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age. Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone.

er - recognizable surface erosion
 psw - potential seasonally shallow groundwater area (to be monitored)
 sp - seasonally areas of ponded water (to be monitored)

NOTE: ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

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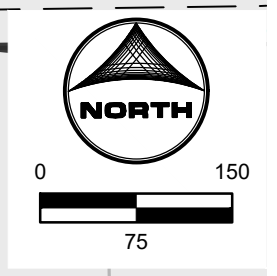
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
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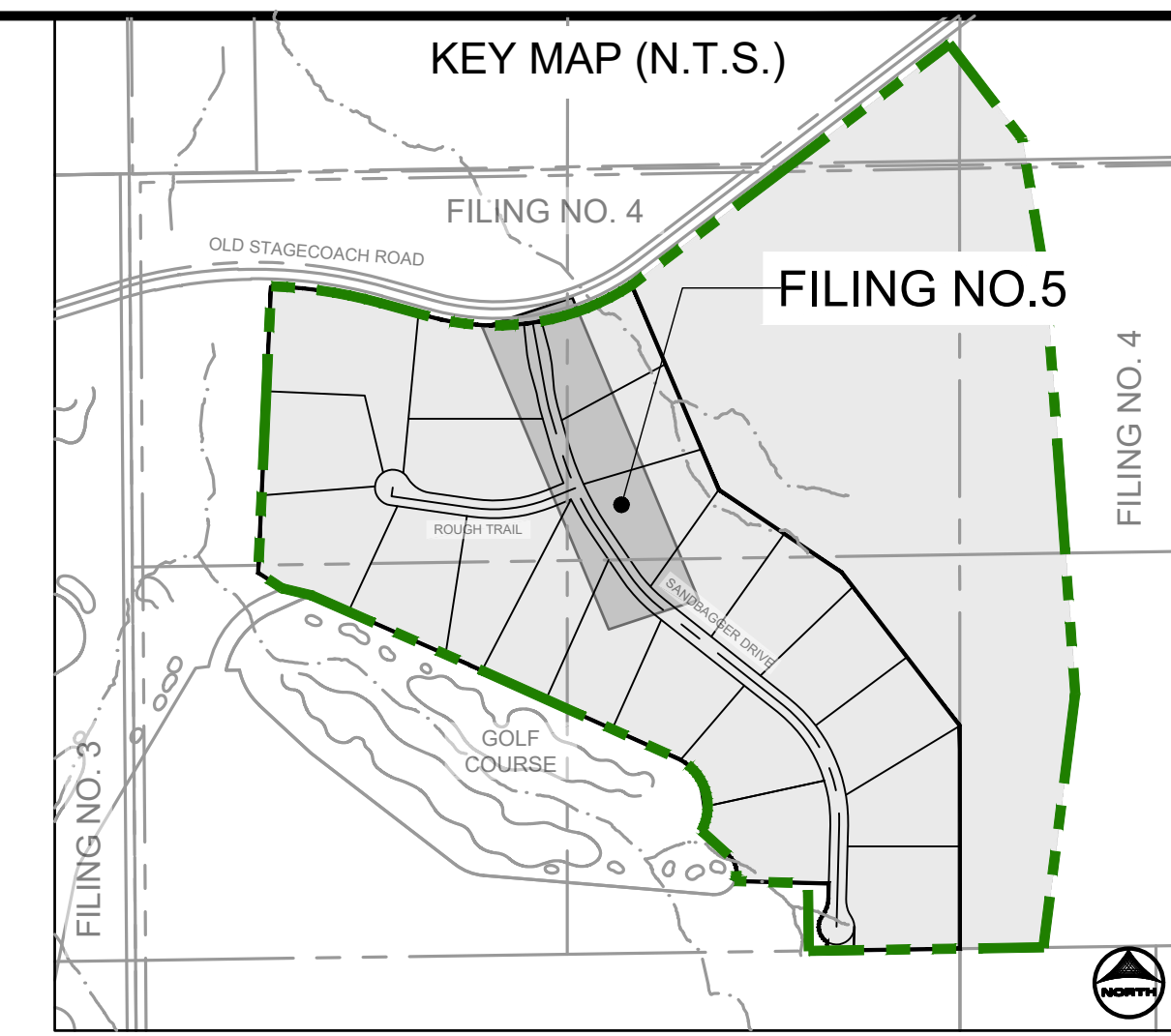
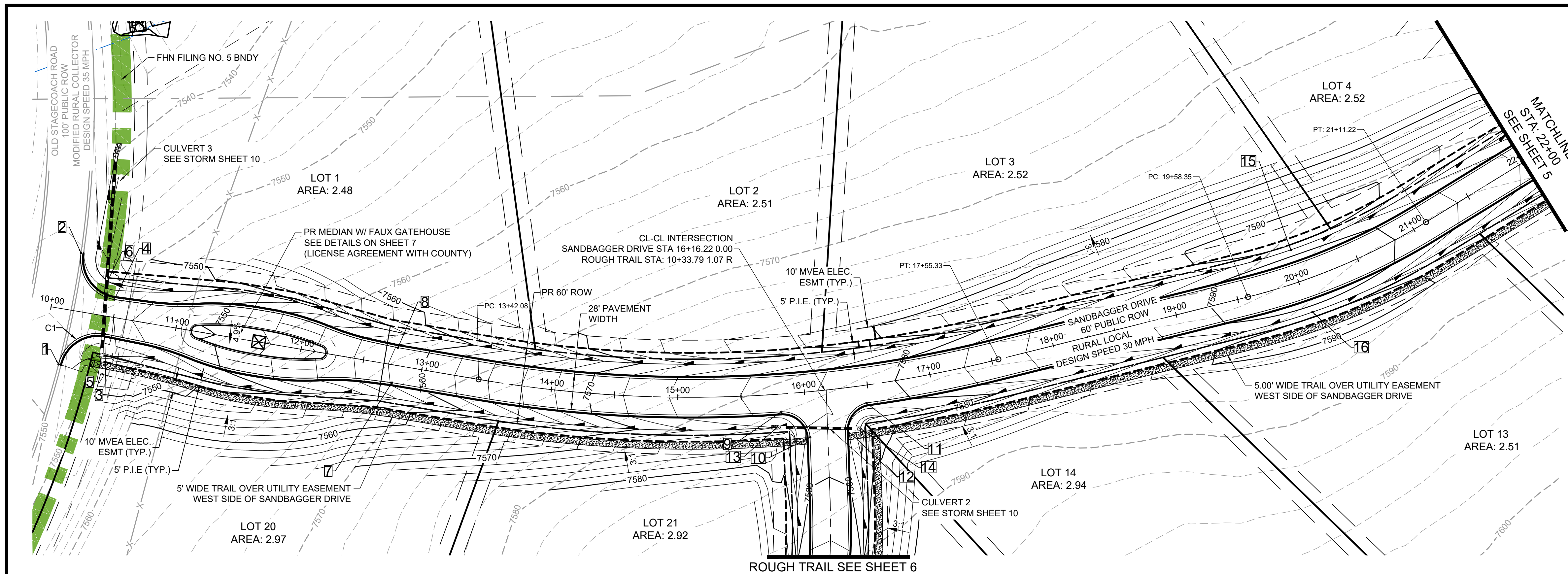
**FLYING HORSE NORTH FILING NO. 5
 PRI #2, LLC.
 EL PASO COUNTY, CO**

**SITE PLAN
 OVERALL SITE PLAN**

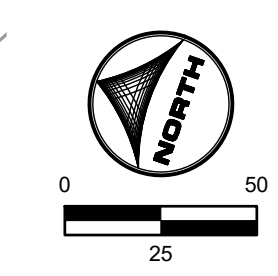
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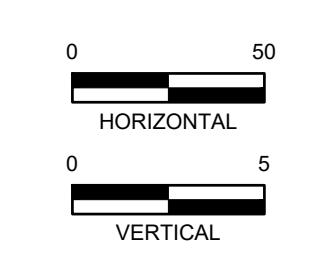
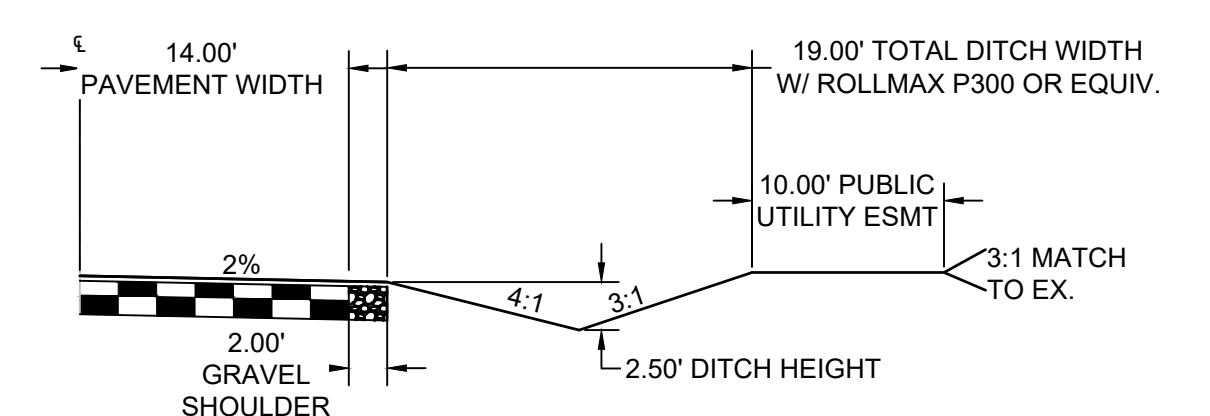
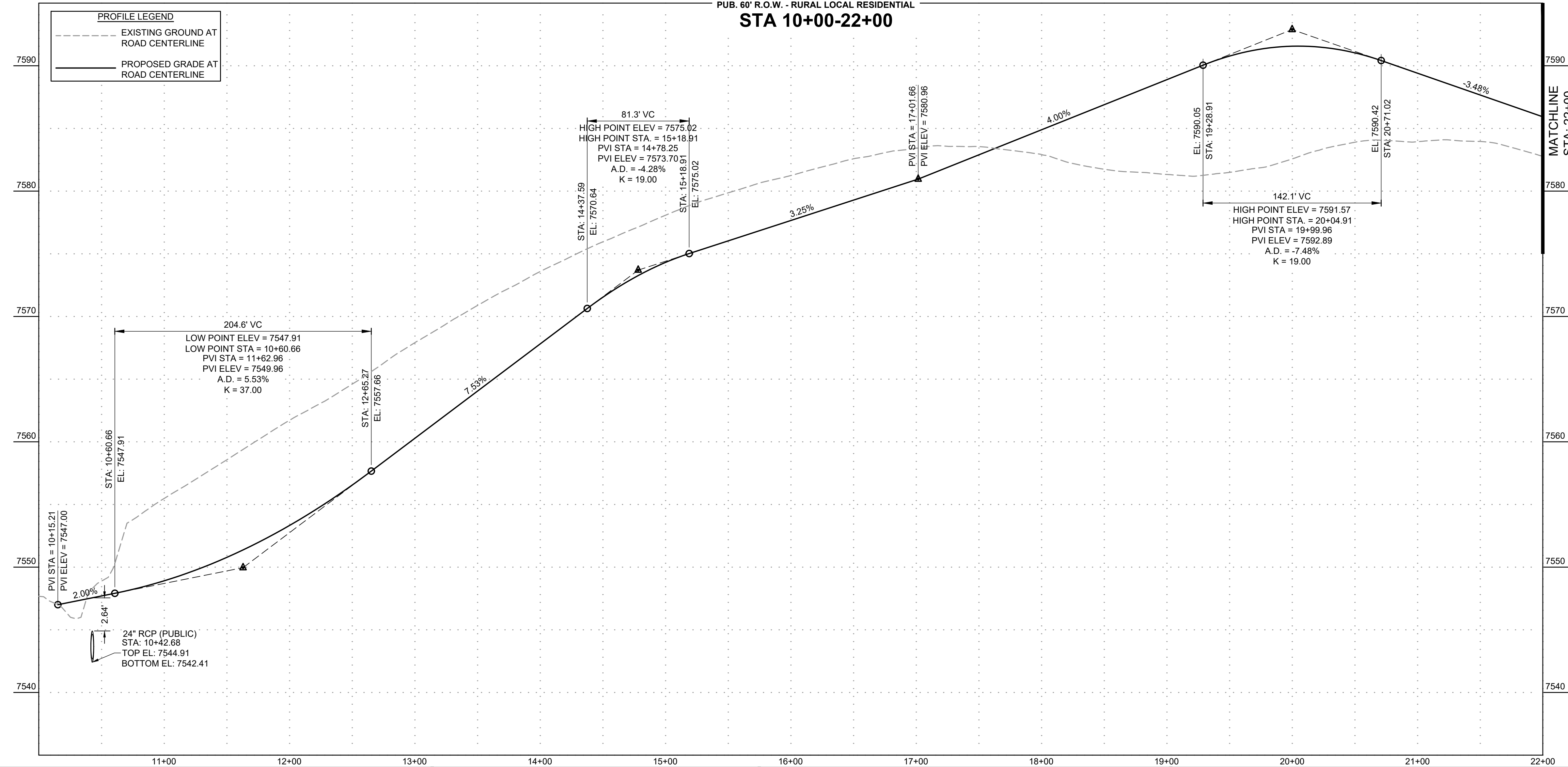
LYON, RICHIE, 11/19/2024 1:12 PM



| POINT TABLE | | | | | |
|-------------|---------------------|------------------|--------------|---------|---------|
| No. | DESC. | ALIGNMENT | STATION | OFFSET | FL EL. |
| 1 | MATCH EX ± | SANDBAGGER DRIVE | STA 10+13.39 | 43.8' R | 7548.07 |
| 2 | MATCH EX ± | SANDBAGGER DRIVE | STA 10+16.19 | 45.8' L | 7546.02 |
| 3 | BEGIN MODIFIED | SANDBAGGER DRIVE | STA 10+45.34 | 14.0' R | 7548.74 |
| 4 | BEGIN MODIFIED | SANDBAGGER DRIVE | STA 10+48.16 | 14.0' L | 7547.57 |
| 5 | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+45.78 | 31.9' R | 7549.03 |
| 6 | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+40.43 | 27.6' L | 7546.40 |
| 7 | END MODIFIED | SANDBAGGER DRIVE | STA 12+75.14 | 14.0' R | 7558.11 |
| 8 | END MODIFIED | SANDBAGGER DRIVE | STA 12+75.14 | 14.0' L | 7558.14 |
| 9 | PCR | SANDBAGGER DRIVE | STA 15+80.77 | 14.0' R | 7576.77 |
| 10 | PCR | ROUGH TRAIL | STA 10+70.64 | 14.0' R | 7578.45 |
| 11 | PCR | SANDBAGGER DRIVE | STA 16+47.34 | 14.0' R | 7578.90 |
| 12 | PCR | ROUGH TRAIL | STA 10+64.46 | 14.0' L | 7578.22 |
| 13 | SWALE FL | SANDBAGGER DRIVE | STA 15+76.87 | 26.0' R | 7574.04 |
| 14 | SWALE FL | SANDBAGGER DRIVE | STA 16+40.21 | 33.5' R | 7574.57 |
| 15 | HIGH PT | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' L | 7588.75 |
| 16 | HIGH PT | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' R | 7588.75 |



SANDBAGGER DRIVE
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
 STA 10+00-22+00



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 CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_5\Street_PNP

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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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 EL PASO COUNTY, CO

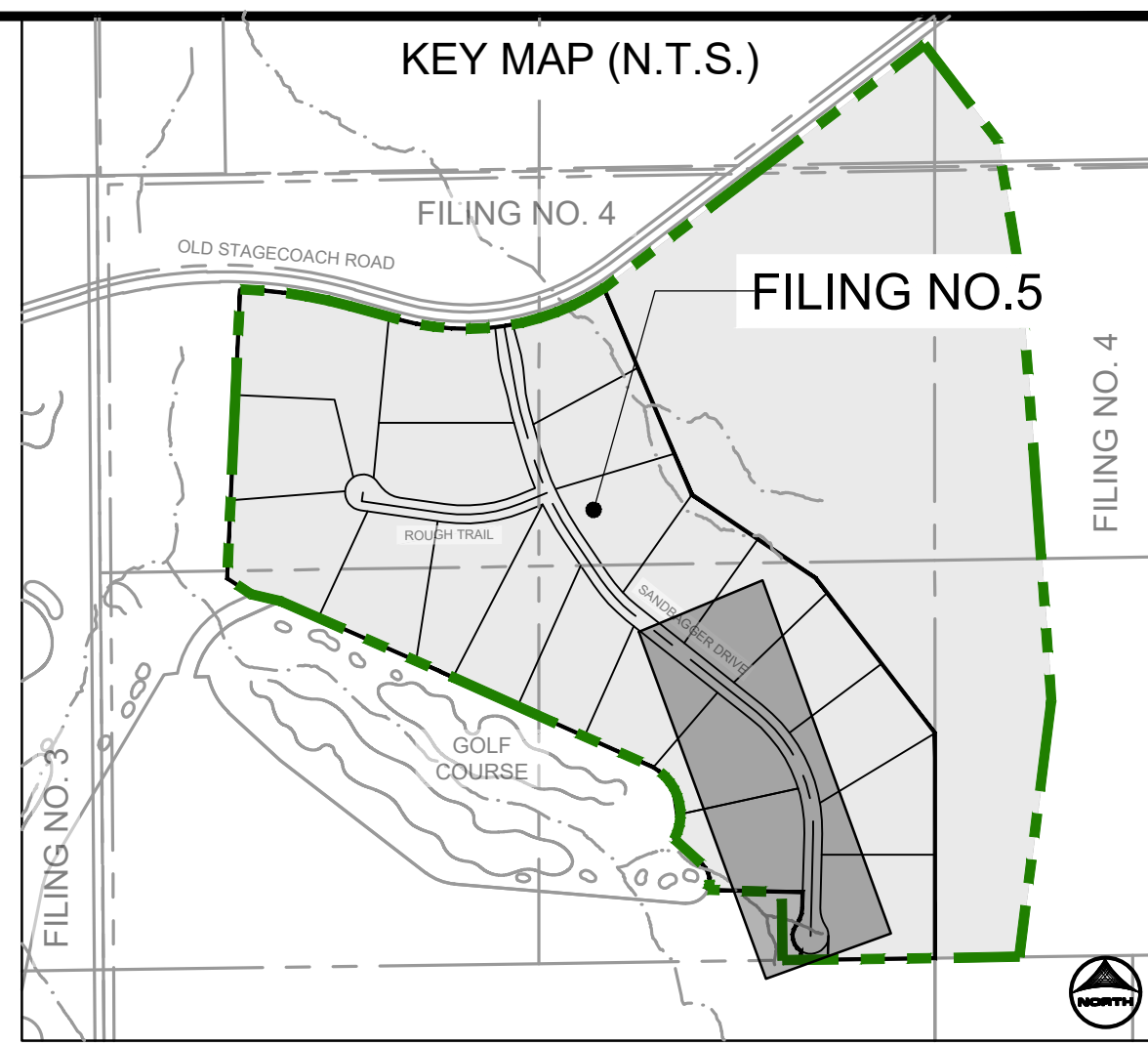
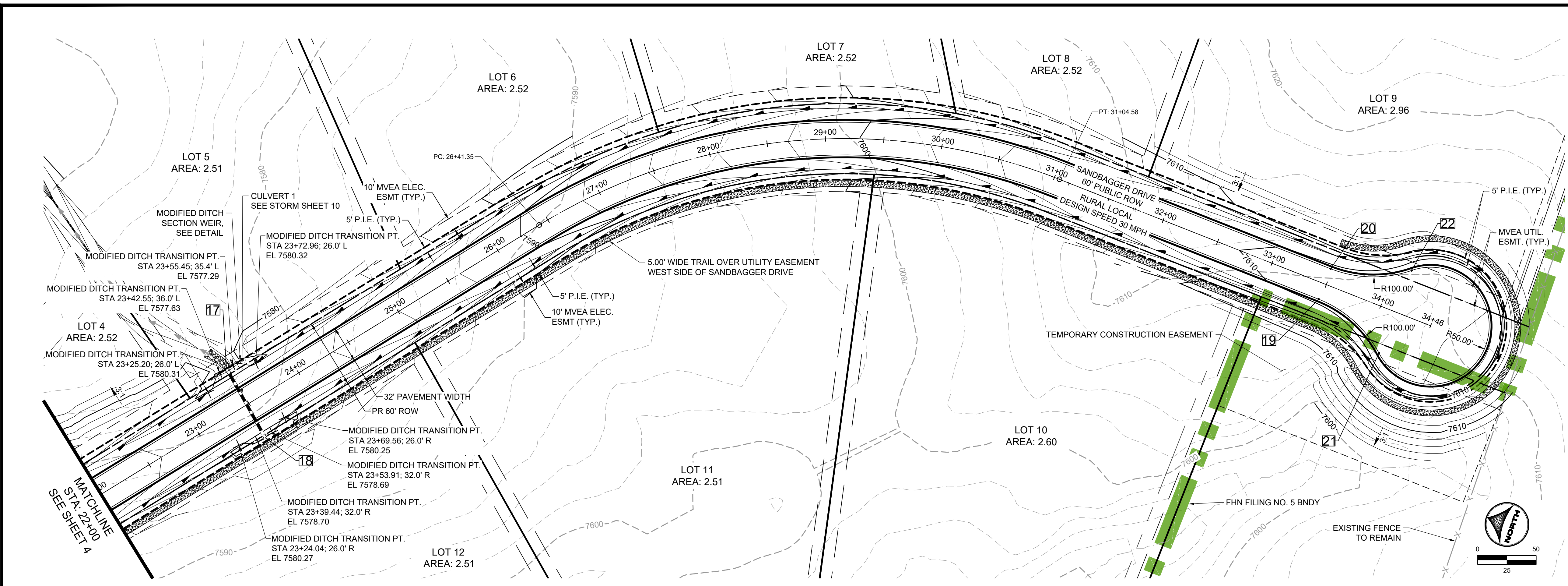
STREET PLAN & PROFILE
 SANDBAGGER DRIVE

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PCD FILE NO.: SF2427

HR GREEN Xref: xv-cow-1030; xv-dggn-1030; xv-dggn-250; xv-cow-030.250; key_map; modified_ditch_sections; xref-dh01-030.250

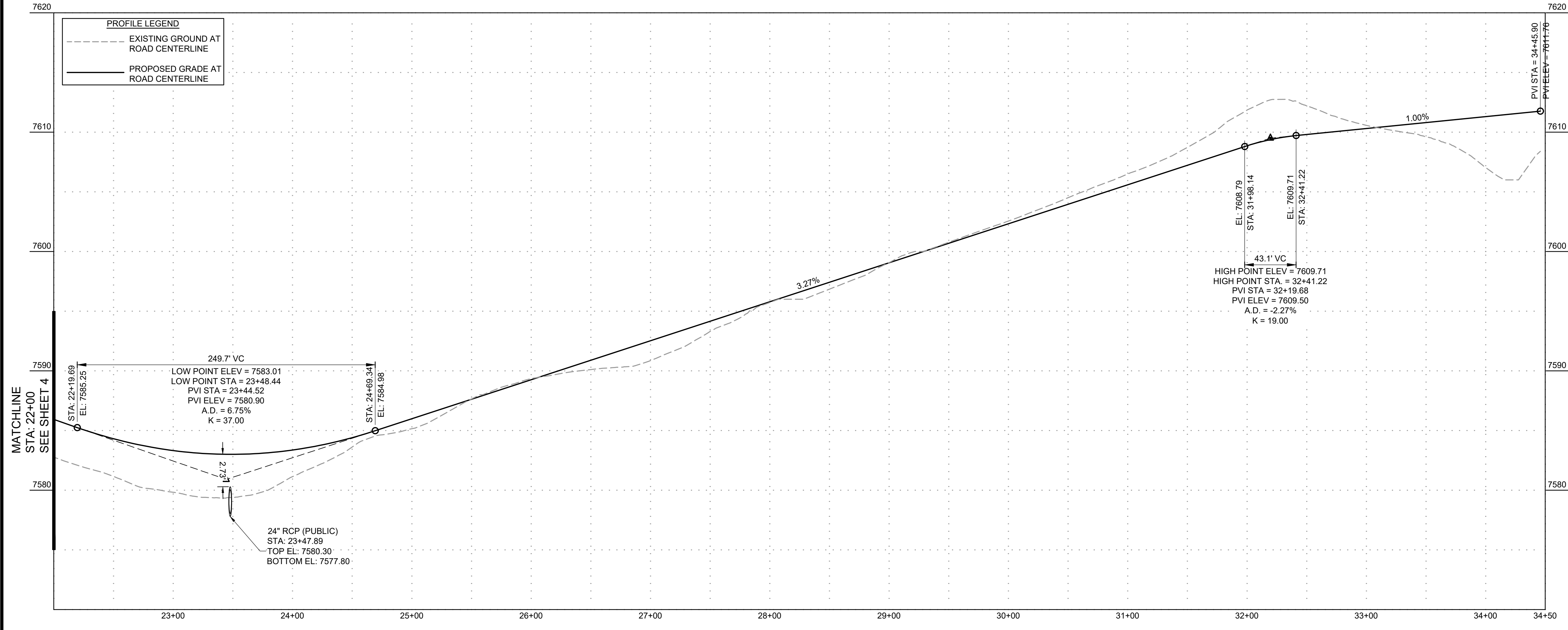
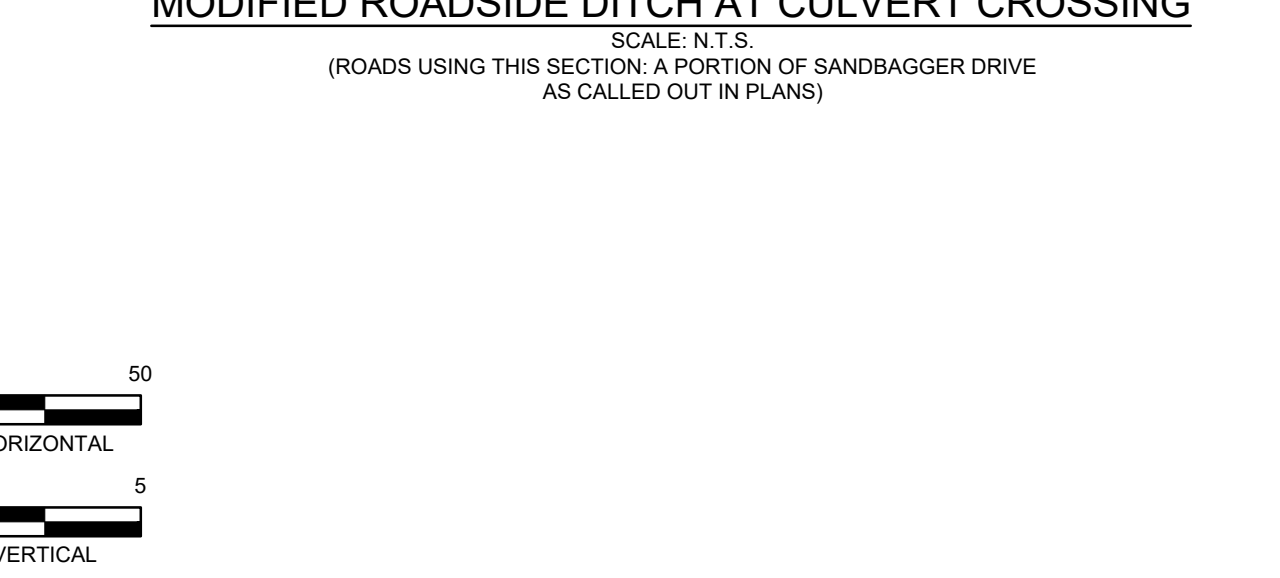
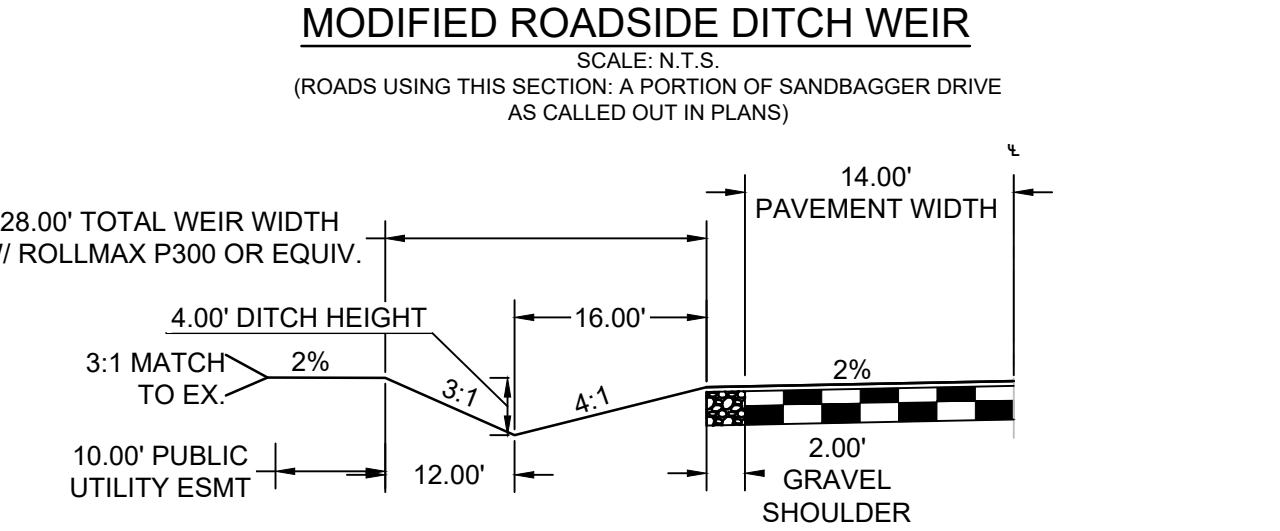
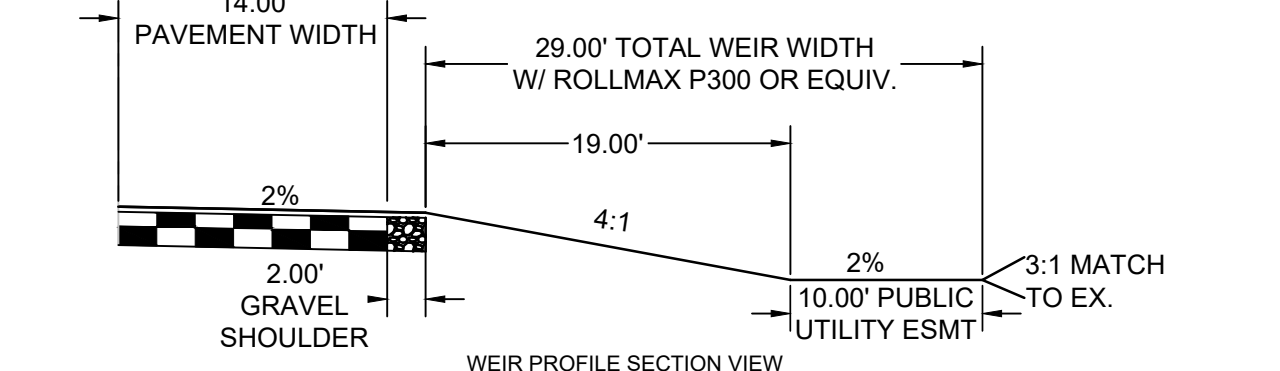
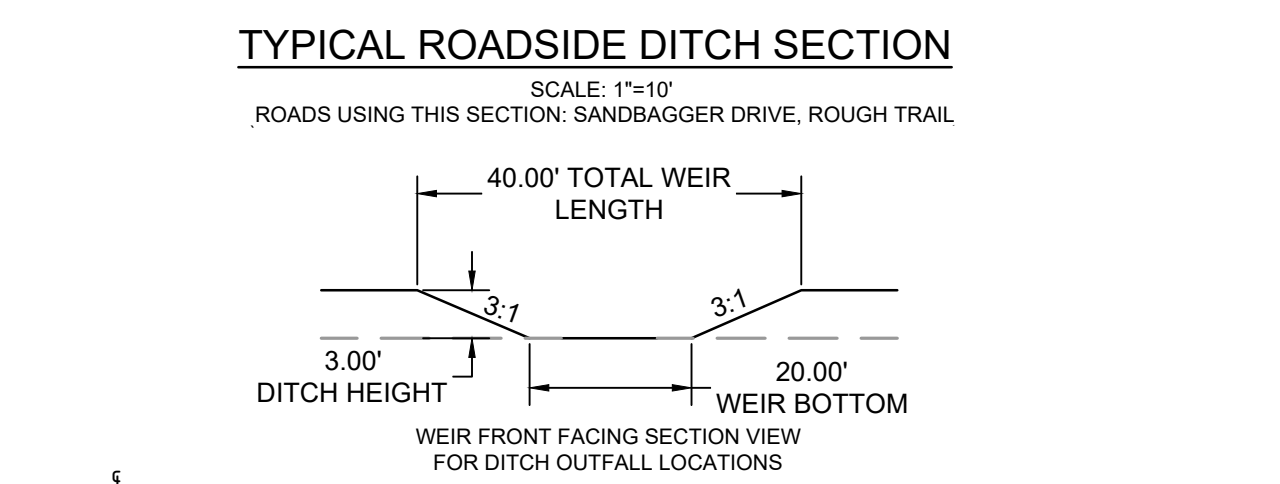
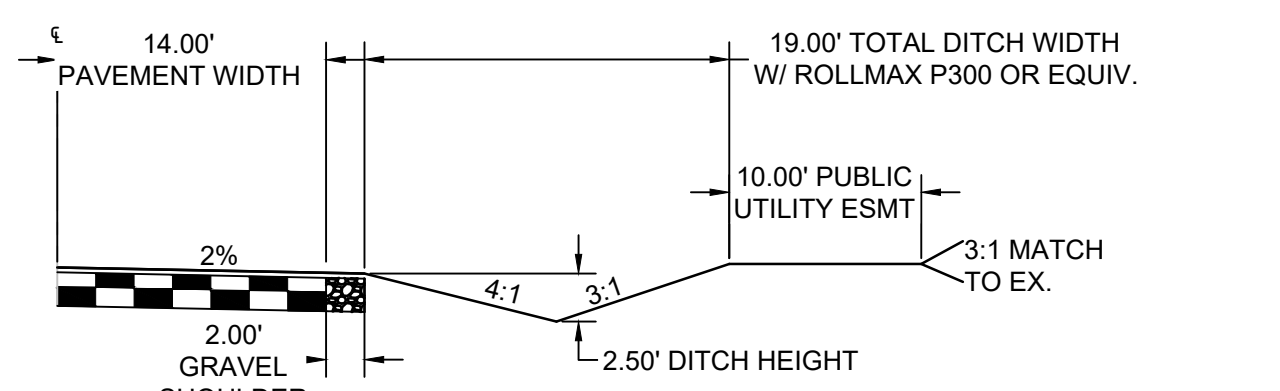
LYON, RICHIE, 11/19/2024 1:18 PM



POINT TABLE

| No. | DESC. | ALIGNMENT | STATION | OFFSET | FL. EL. |
|-----|--------|------------------|--------------|---------|---------|
| 17 | LOW PT | SANDBAGGER DRIVE | STA 23+49.31 | 35.6' L | 7577.00 |
| 18 | LOW PT | SANDBAGGER DRIVE | STA 23+46.62 | 32.0' R | 7578.69 |
| 19 | PCR | SANDBAGGER DRIVE | STA 33+48.41 | 14.0' R | 7610.50 |
| 20 | PCR | SANDBAGGER DRIVE | STA 33+48.41 | 14.0' L | 7610.50 |
| 21 | PRC | SANDBAGGER DRIVE | STA 34+13.40 | 38.0' R | 7611.38 |
| 22 | PRC | SANDBAGGER DRIVE | STA 34+13.40 | 38.0' L | 7611.18 |

SANDBAGGER DRIVE
 PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
 STA 22+00-34+50



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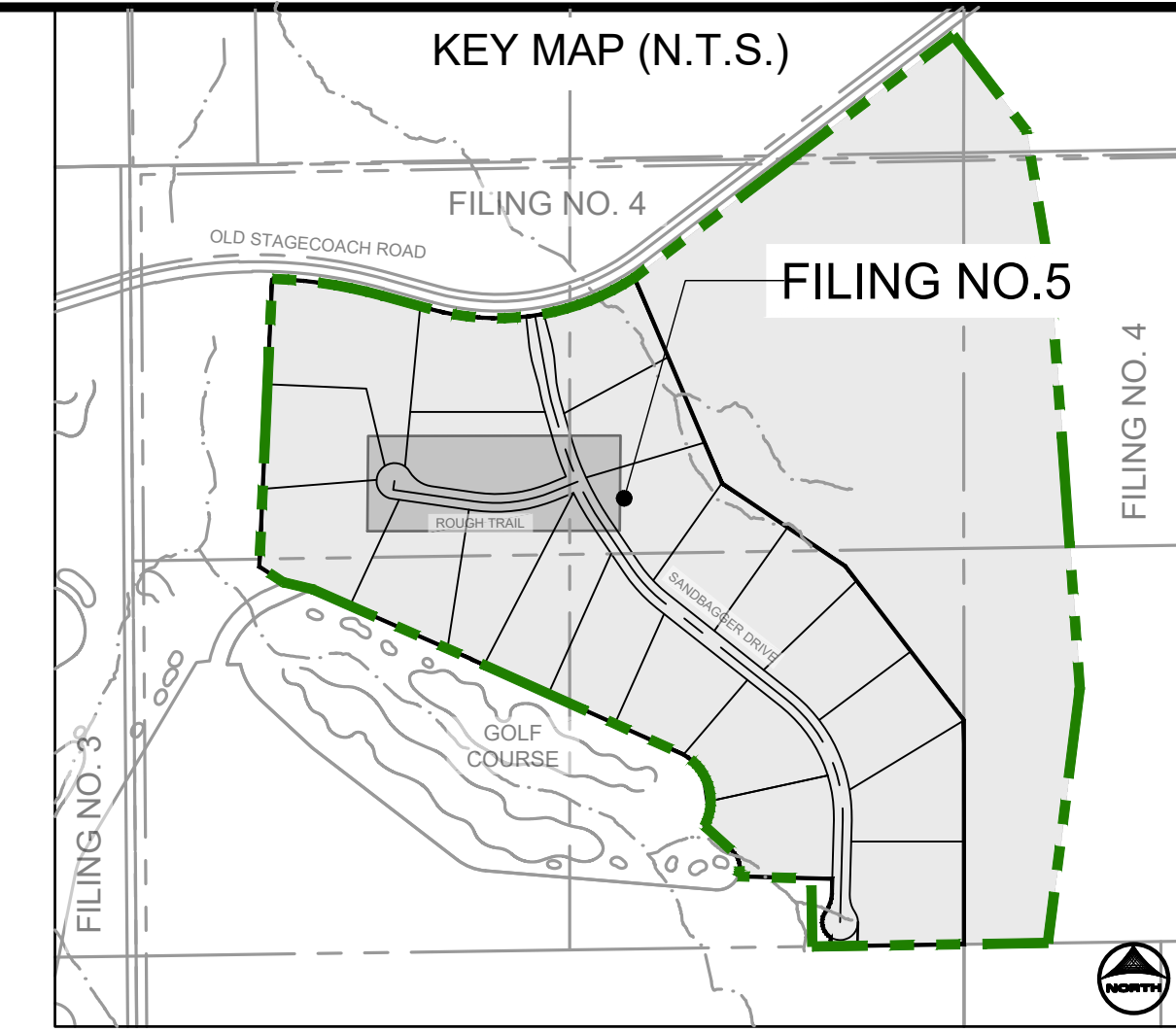
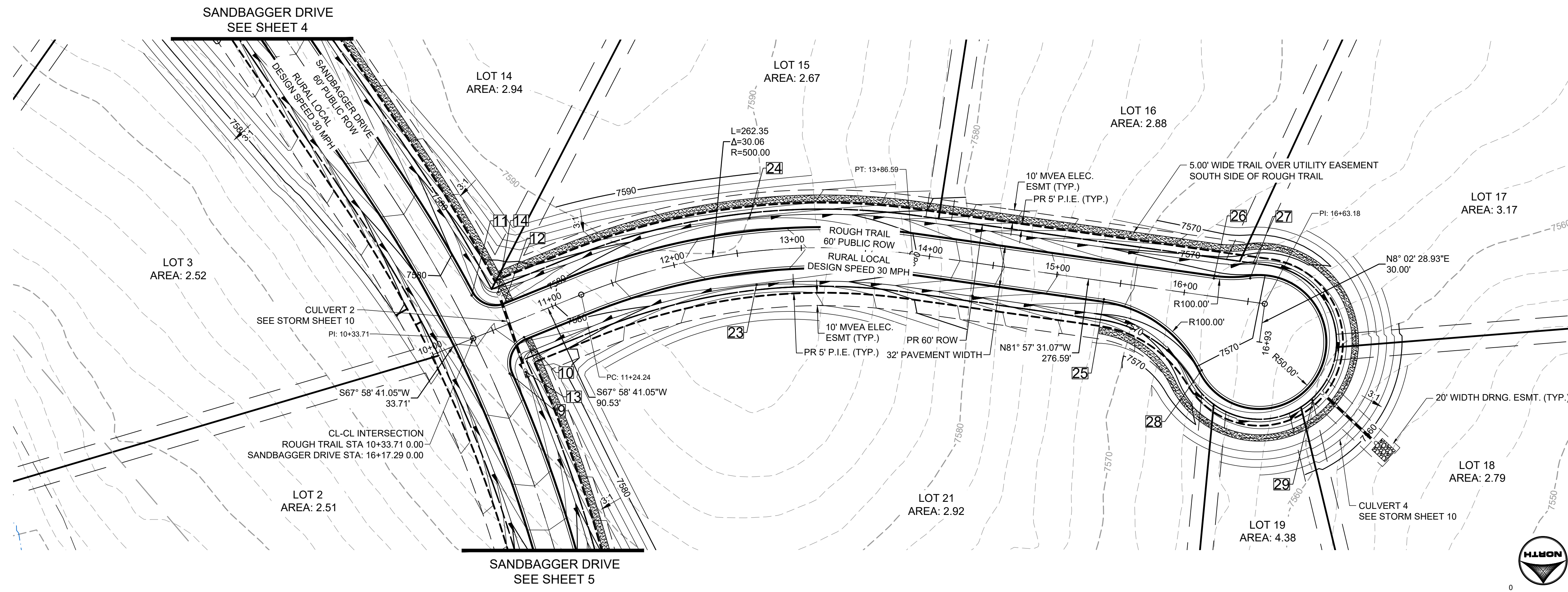
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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 SANDBAGGER DRIVE
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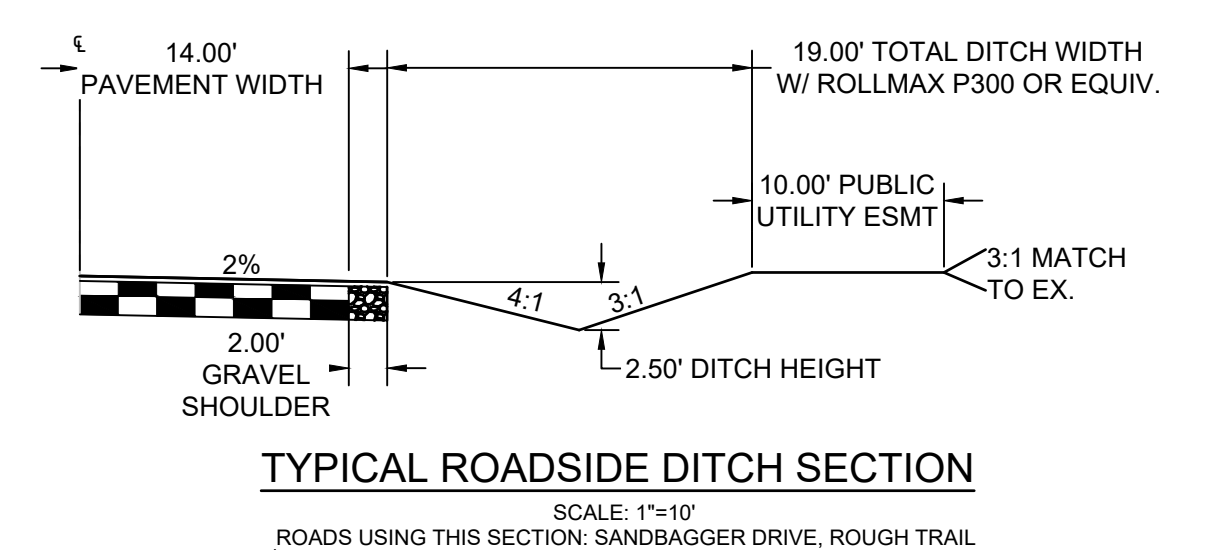
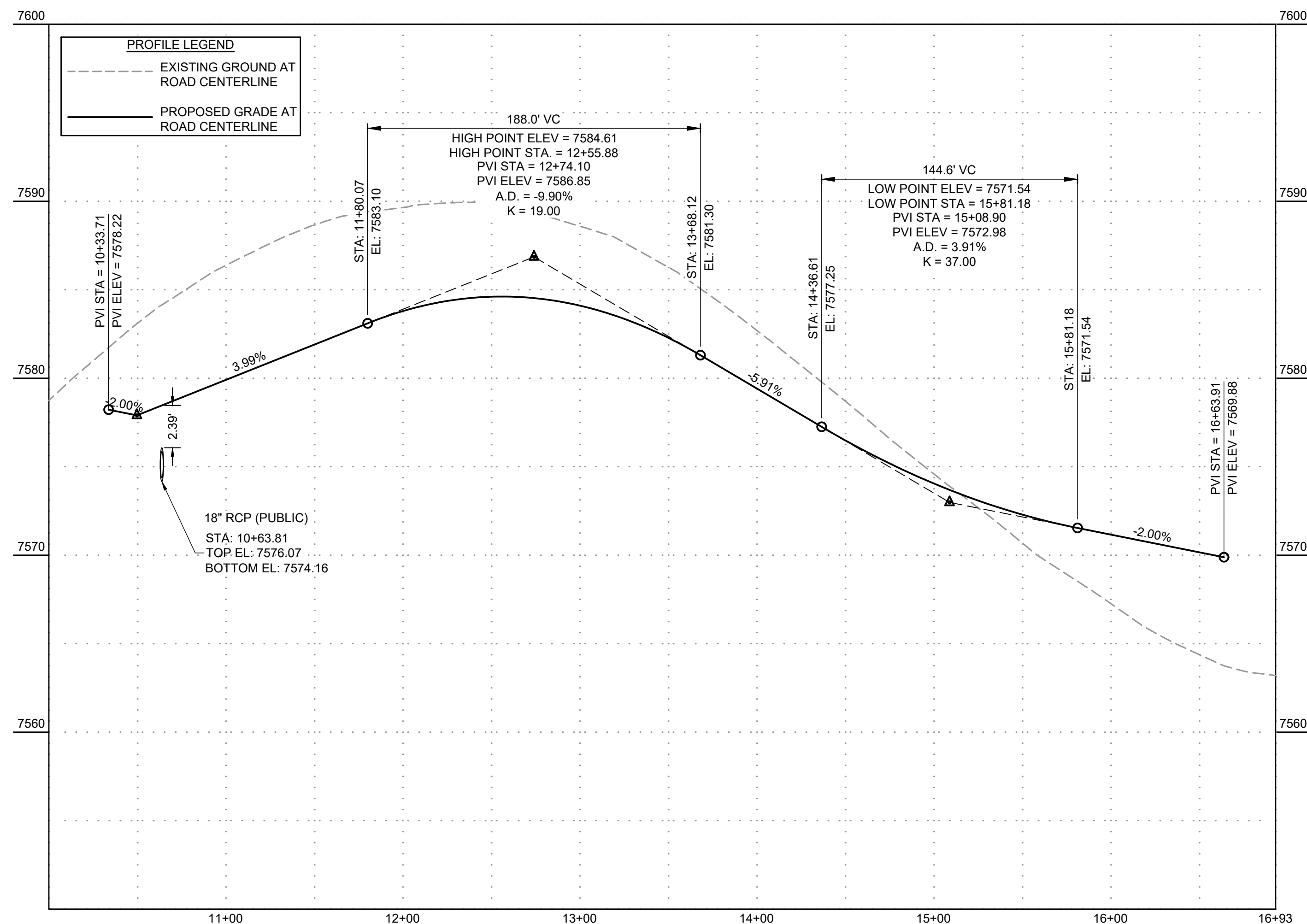
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POINT TABLE

| No. | DESC. | ALIGNMENT | STATION | OFFSET | FL. EL. |
|-----|----------|------------------|--------------|----------|---------|
| 9 | PCR | SANDBAGGER DRIVE | STA 15+80.77 | 14.0' R | 7576.77 |
| 10 | PCR | ROUGH TRAIL | STA 10+70.64 | 14.0' R | 7578.45 |
| 11 | PCR | SANDBAGGER DRIVE | STA 16+47.34 | 14.0' R | 7578.90 |
| 12 | PCR | ROUGH TRAIL | STA 10+64.46 | 14.0' L | 7578.22 |
| 13 | SWALE FL | SANDBAGGER DRIVE | STA 15+76.87 | 26.0' R | 7574.04 |
| 14 | SWALE FL | SANDBAGGER DRIVE | STA 16+40.21 | 33.5' R | 7574.57 |
| 15 | HIGH PT | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' L | 7588.75 |
| 16 | HIGH PT | SANDBAGGER DRIVE | STA 20+02.53 | 26.0' R | 7588.75 |
| 23 | HIGH PT | SANDBAGGER DRIVE | STA 15+68.31 | 217.6' R | 7581.78 |
| 24 | HIGH PT | SANDBAGGER DRIVE | STA 16+08.60 | 233.9' R | 7581.78 |
| 25 | PCR | ROUGH TRAIL | STA 15+38.91 | 14.0' R | 7572.44 |
| 26 | PCR | ROUGH TRAIL | STA 16+21.18 | 14.0' L | 7570.79 |
| 27 | PCR | ROUGH TRAIL | STA 16+49.18 | 18.0' L | 7570.23 |
| 28 | PCR | ROUGH TRAIL | STA ??? | ??? ??? | 7569.89 |
| 29 | LOW PT | ROUGH TRAIL | STA ??? | ??? ??? | 7566.07 |

ROUGH TRAIL
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-16+93



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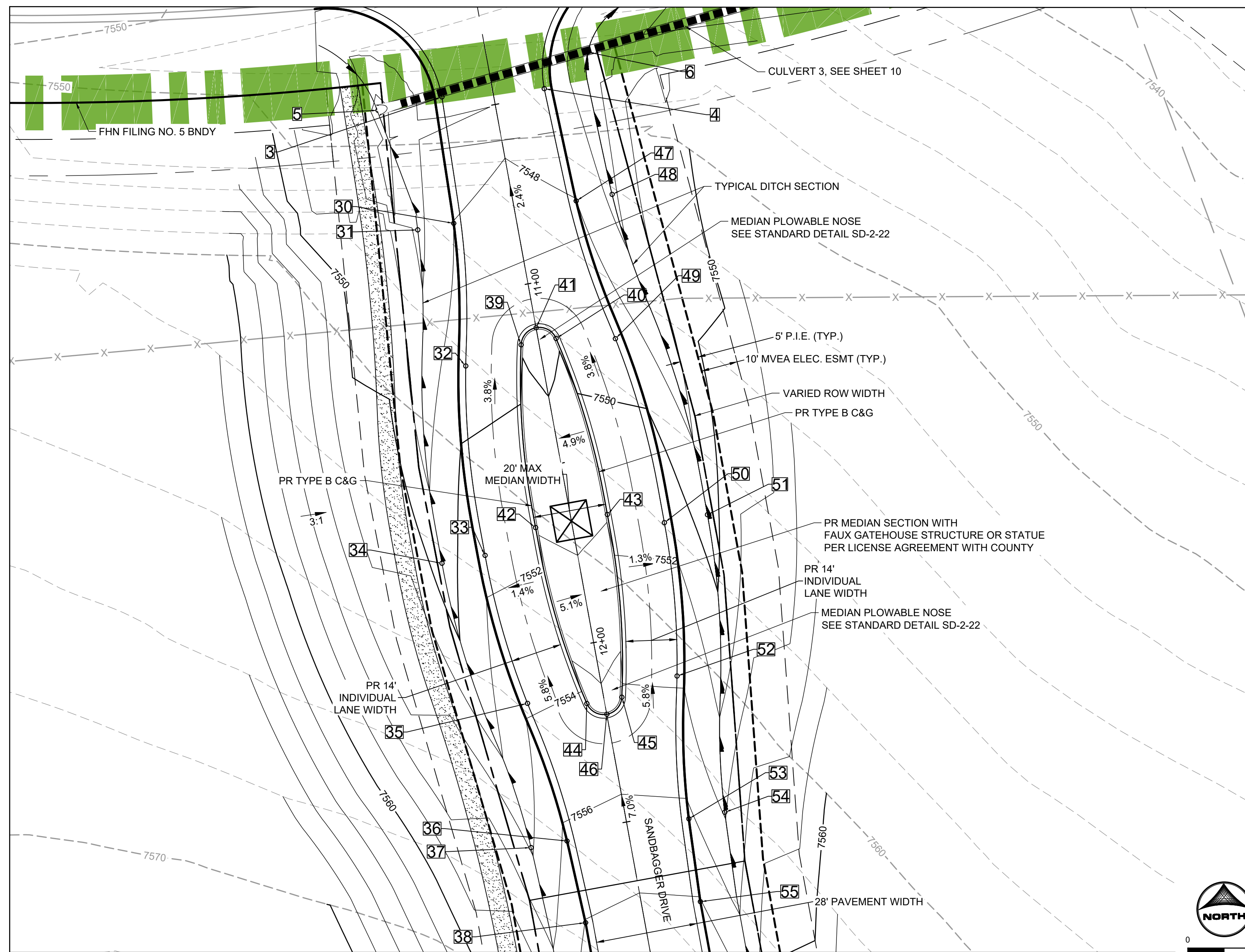
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 PRI #2, LLC.
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROUGH TRAIL

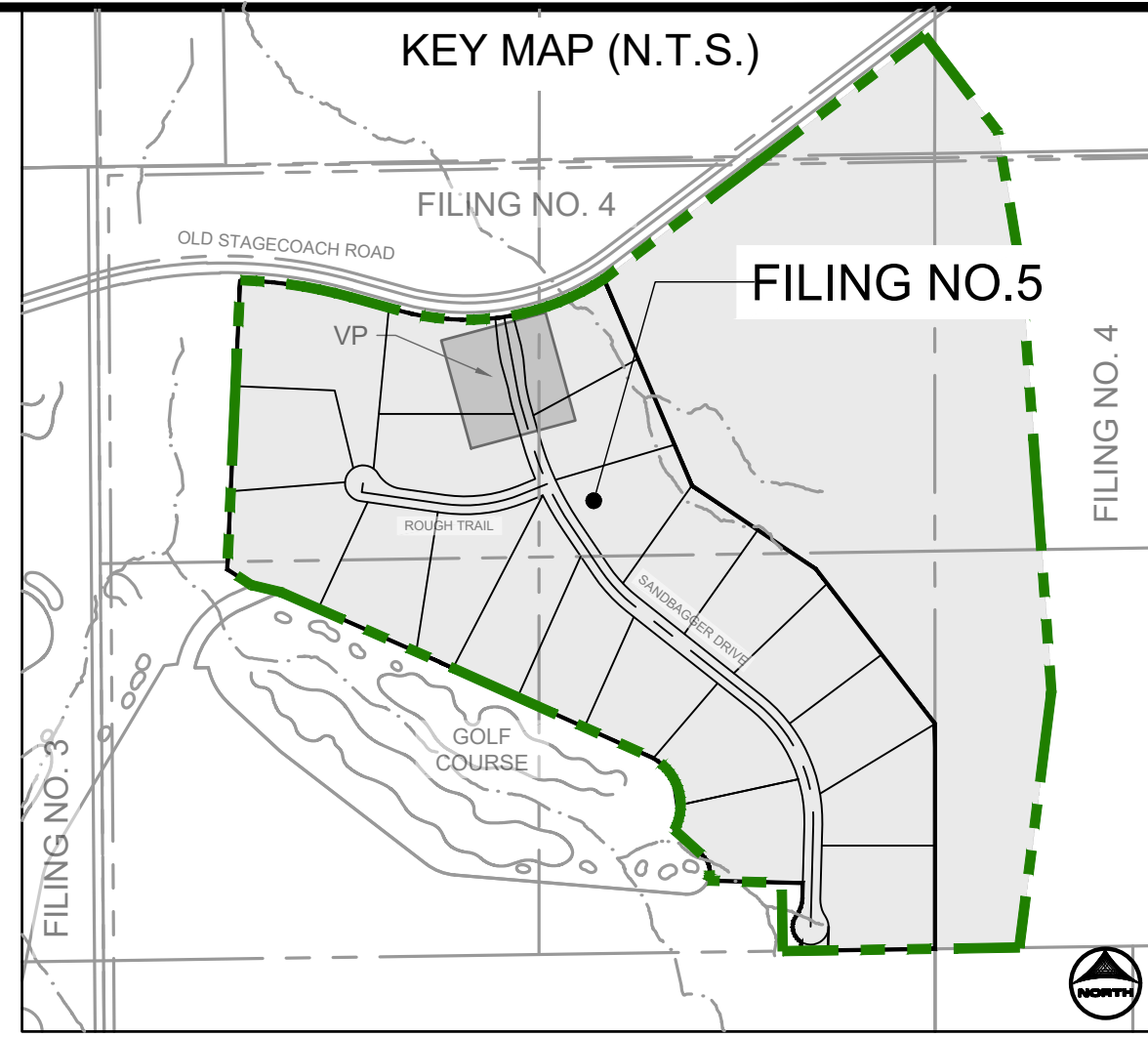
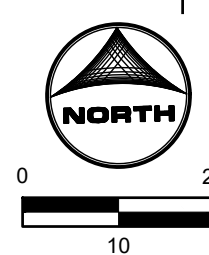
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HR GREEN Xref: xv-cow-1030; xv-dgn-1030; xv-cow-030.250; xv-dgn-030.250; key_map; modified_ditch_sections; xref-dh01-030.250

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PLAN VIEW
SANDBAGGER DRIVE MEDIAN



| POINT TABLE | | | | | |
|-------------|---------------------|------------------|--------------|---------|---------|
| No. | DESC. | ALIGNMENT | STATION | OFFSET | FL EL. |
| 3 | BEGIN MODIFIED | SANDBAGGER DRIVE | STA 10+45.34 | 14.0' R | 7548.74 |
| 4 | BEGIN MODIFIED | SANDBAGGER DRIVE | STA 10+48.16 | 14.0' L | 7547.57 |
| 5 | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+45.78 | 31.9' R | 7549.03 |
| 6 | BEGIN FL TRANSITION | SANDBAGGER DRIVE | STA 10+40.43 | 27.8' L | 7546.40 |
| 30 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 10+80.00 | 17.1' R | 7548.02 |
| 31 | SWALE FL | SANDBAGGER DRIVE | STA 10+80.00 | 27.1' R | 7545.53 |
| 32 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+19.08 | 20.8' R | 7549.24 |
| 33 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+71.12 | 25.0' R | 7551.44 |
| 34 | SWALE FL | SANDBAGGER DRIVE | STA 11+71.12 | 37.0' R | 7548.91 |
| 35 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+13.13 | 20.8' R | 7553.78 |
| 36 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+52.21 | 17.0' R | 7556.36 |
| 37 | SWALE FL | SANDBAGGER DRIVE | STA 12+52.21 | 27.0' R | 7553.82 |
| 38 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+75.14 | 16.0' R | 7558.06 |
| 39 | TYPE B C&G | SANDBAGGER DRIVE | STA 11+16.11 | 4.9' R | 7549.36 |
| 40 | TYPE B C&G | SANDBAGGER DRIVE | STA 11+16.11 | 4.9' L | 7549.36 |

| POINT TABLE | | | | | |
|-------------|------------------|------------------|--------------|---------|---------|
| No. | DESC. | ALIGNMENT | STATION | OFFSET | FL EL. |
| 41 | PLOWABLE NOSE | SANDBAGGER DRIVE | STA 11+12.23 | 0.0' R | 7549.36 |
| 42 | TYPE B C&G | SANDBAGGER DRIVE | STA 11+66.11 | 10.0' R | 7551.39 |
| 43 | TYPE B C&G | SANDBAGGER DRIVE | STA 11+66.11 | 10.0' L | 7551.40 |
| 44 | TYPE B C&G | SANDBAGGER DRIVE | STA 12+16.11 | 4.8' R | 7554.21 |
| 45 | TYPE B C&G | SANDBAGGER DRIVE | STA 12+16.11 | 4.9' L | 7554.21 |
| 46 | PLOWABLE NOSE | SANDBAGGER DRIVE | STA 12+19.98 | 0.0' L | 7554.21 |
| 47 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 10+80.01 | 17.1' L | 7548.02 |
| 48 | SWALE FL | SANDBAGGER DRIVE | STA 10+80.01 | 27.1' L | 7545.53 |
| 49 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+19.09 | 20.9' L | 7549.24 |
| 50 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 11+71.12 | 25.0' L | 7551.46 |
| 51 | SWALE FL | SANDBAGGER DRIVE | STA 11+71.12 | 37.0' L | 7548.93 |
| 52 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+13.13 | 20.8' L | 7553.81 |
| 53 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+52.21 | 17.0' L | 7556.40 |
| 54 | SWALE FL | SANDBAGGER DRIVE | STA 12+52.21 | 27.0' L | 7553.86 |
| 55 | EDGE OF SHOULDER | SANDBAGGER DRIVE | STA 12+75.14 | 16.0' L | 7558.09 |

POINT TABLE
SANDBAGGER DRIVE
MEDIAN AND MONUMENT

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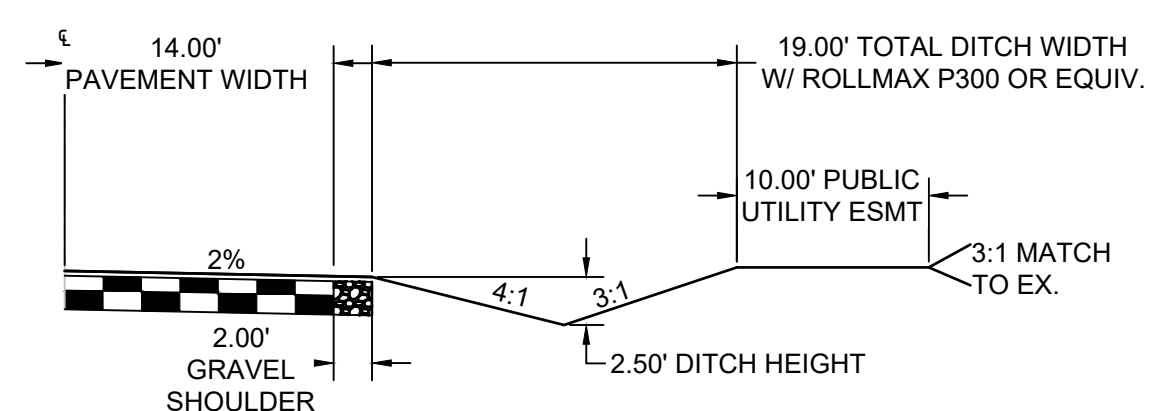
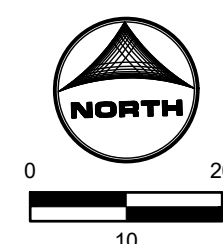
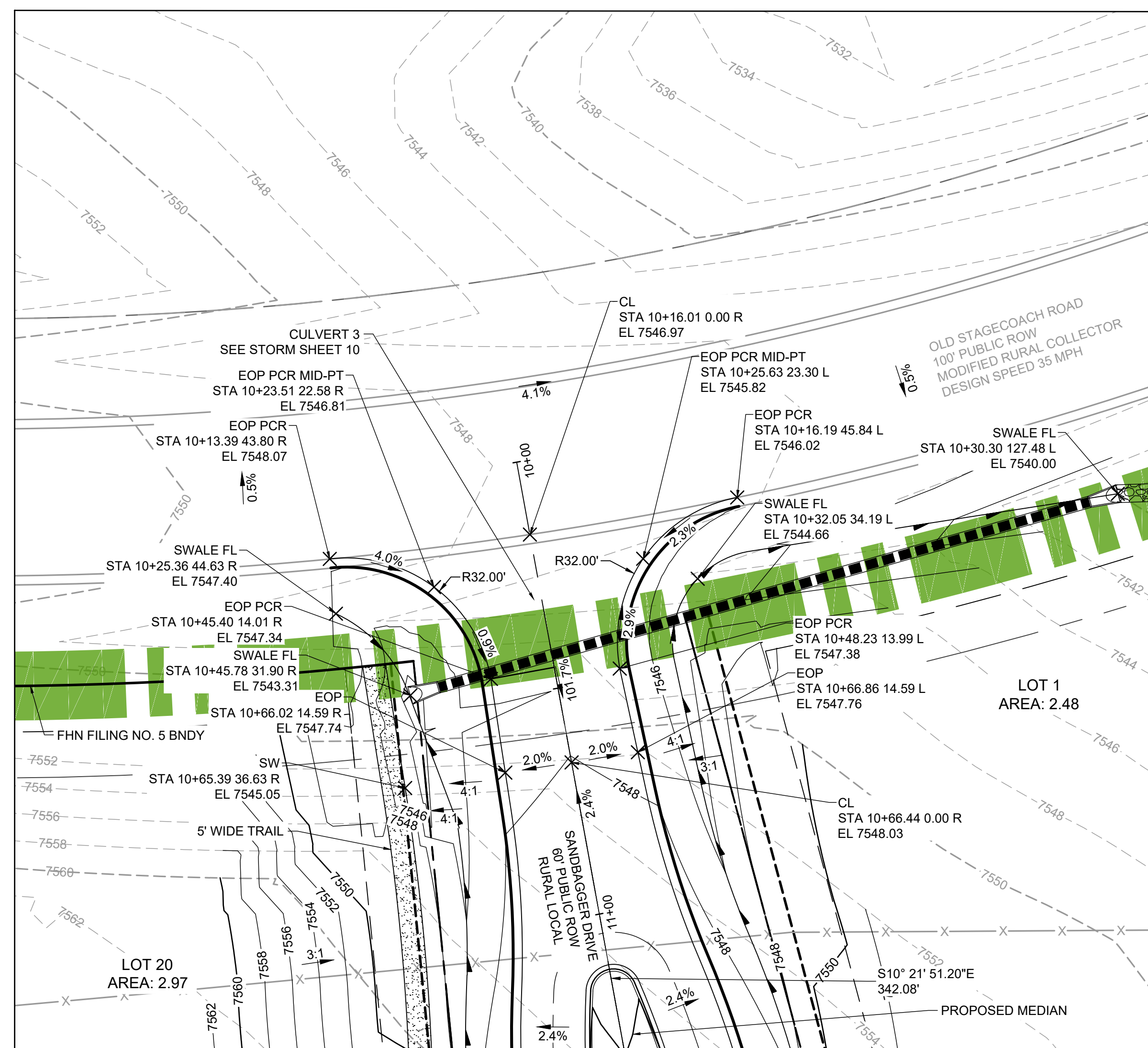
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
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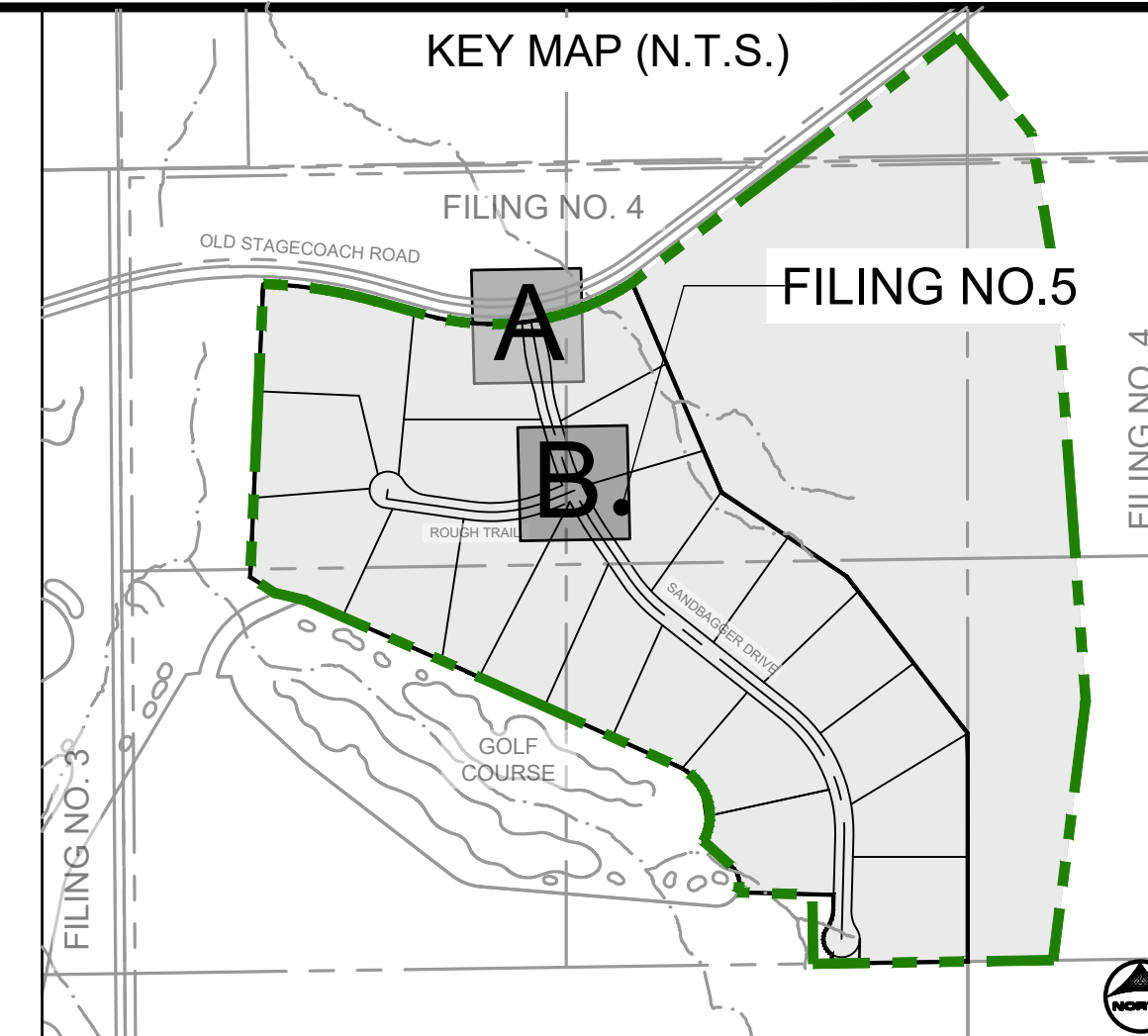
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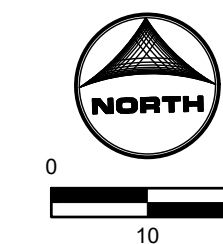
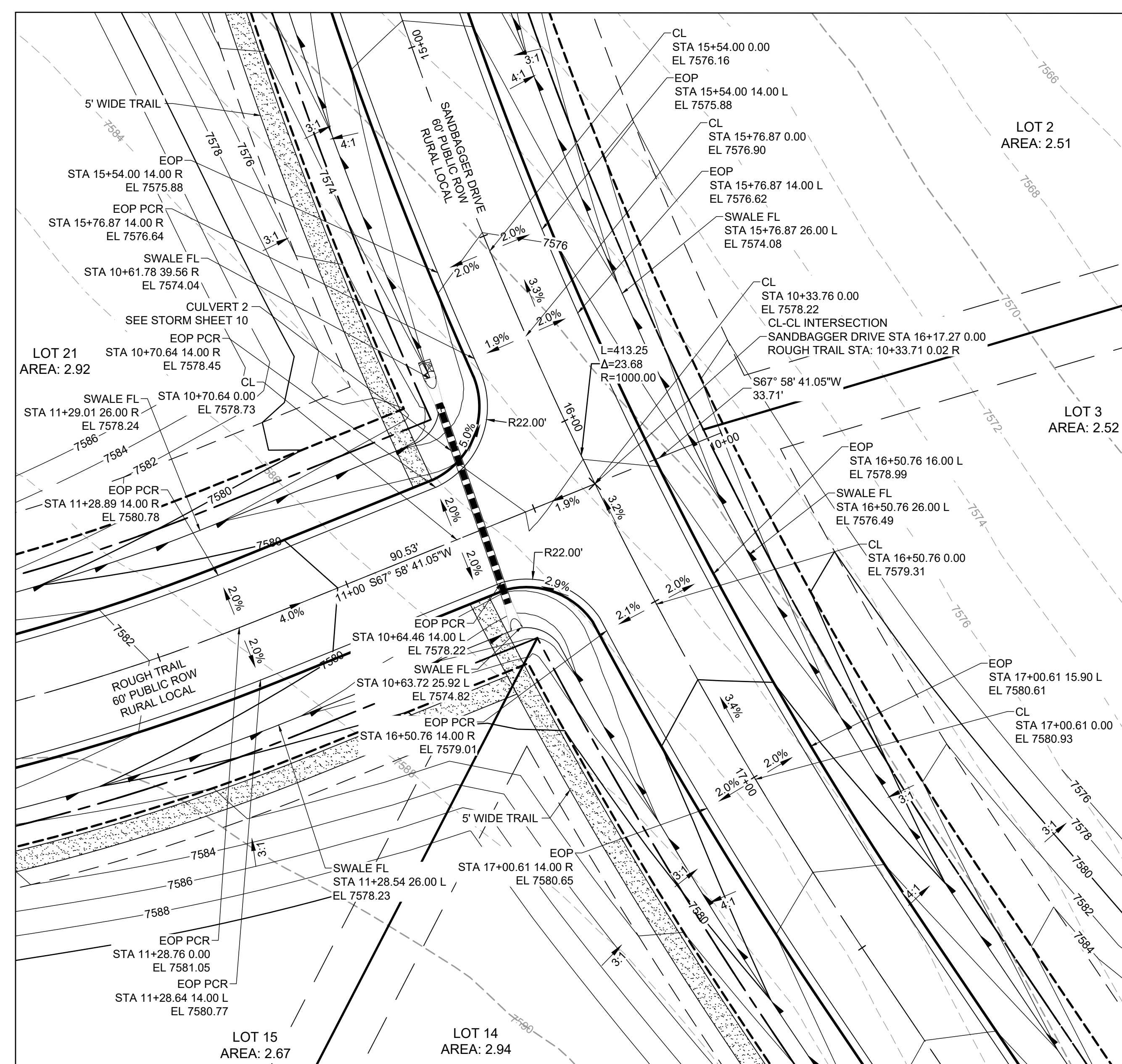
ROADWAY INTERSECTION DETAIL - A SANDBAGGER DRIVE & OLD STAGECOACH ROAD



TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
ROADS USING THIS SECTION: SANDBAGGER DRIVE, ROUGH TRAIL



ROADWAY INTERSECTION DETAIL - B SANDBAGGER DRIVE & ROUGH TRAIL



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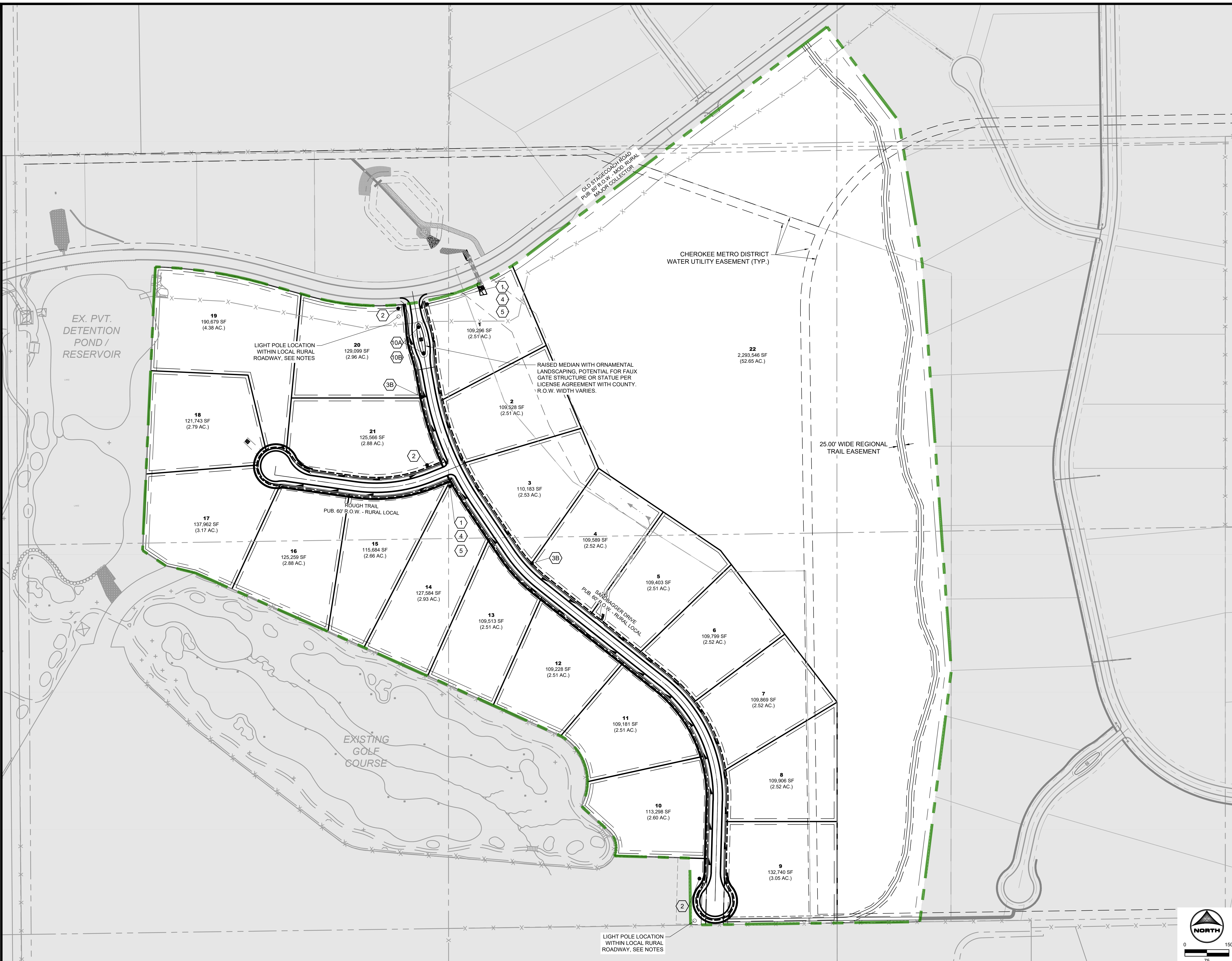
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 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 ROADWAY INTERSECTION DETAILS

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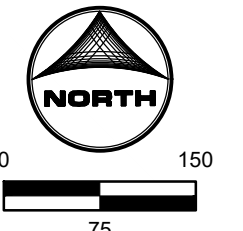
SIGNAGE LEGEND:

- 1 STOP R-1 SINGLE LANE 30"x30"
- 2 NO OUTLET R-1 18"x18"
- 3A SPEED LIMIT 25 24"x30"
- 3B SPEED LIMIT 30 24"x30"
- 4 ROAD NAME GREEN
- 6 ROAD NAME NO OUTLET GREEN W/ NO OUTLET PATCH
- 7 NO PARKING R-8-3 12"x18"
- 8A NO PARKING R-7-32(R) 12"x18"
- 8B NO PARKING R-7-32(L) 12"x18"
- 9 TYPE III BARRICADE (TEMPORARY)
- 10A R-4-7 12"x18"
- 10B OM-3-L 12"x18"
- 11 NO PUE ACCESS 24"x24"

- CONSTRUCTION NOTES:**
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
 - ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
 - PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
 - ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

- LIGHT POLE NOTES:**
- LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
 - PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

- EL PASO COUNTY SIGNAGE & STRIPING NOTES:**
- ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS. WITH LOCAL ROADWAY SIGNS BEING 4" UPPER/LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER/LOWER CASE ON 12" BLANK. WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-S REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/2" THICKNESS THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-L. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-L.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/2" THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-L.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.580.8819) PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



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APPROVED: RDL JOB NUMBER: 211030.25 0" = 1"

CAD DATE: 11/19/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_5\Striping and Signage

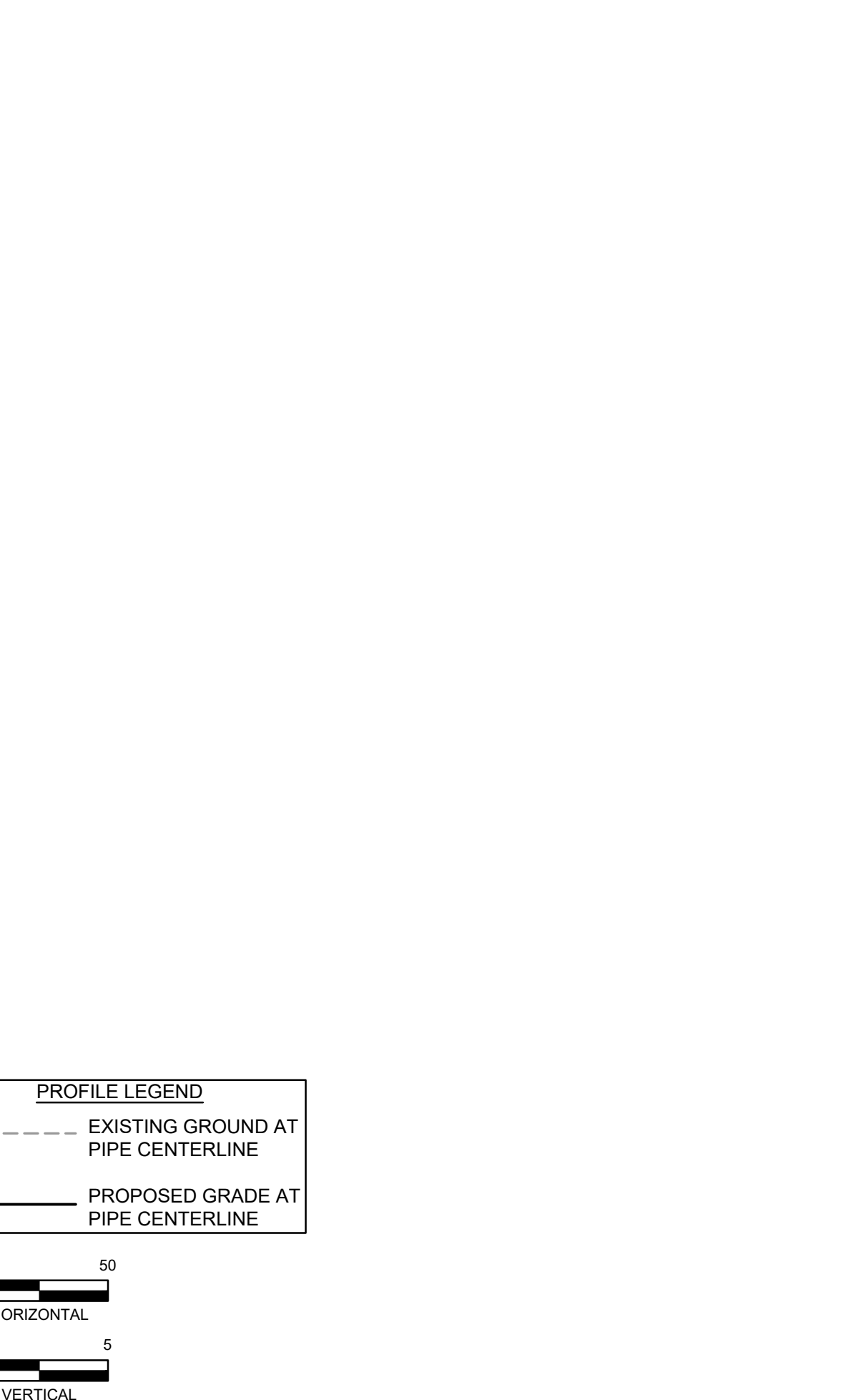
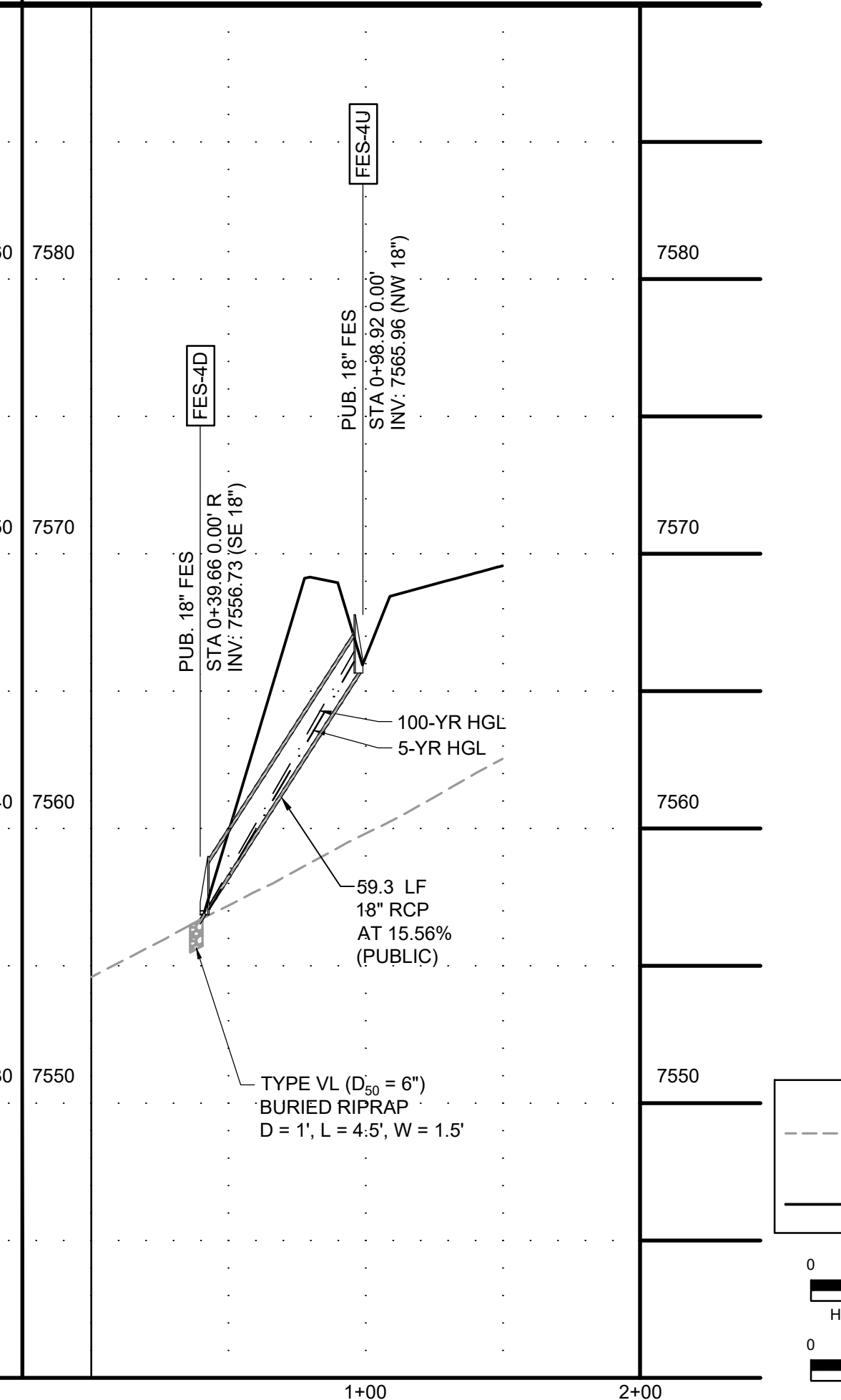
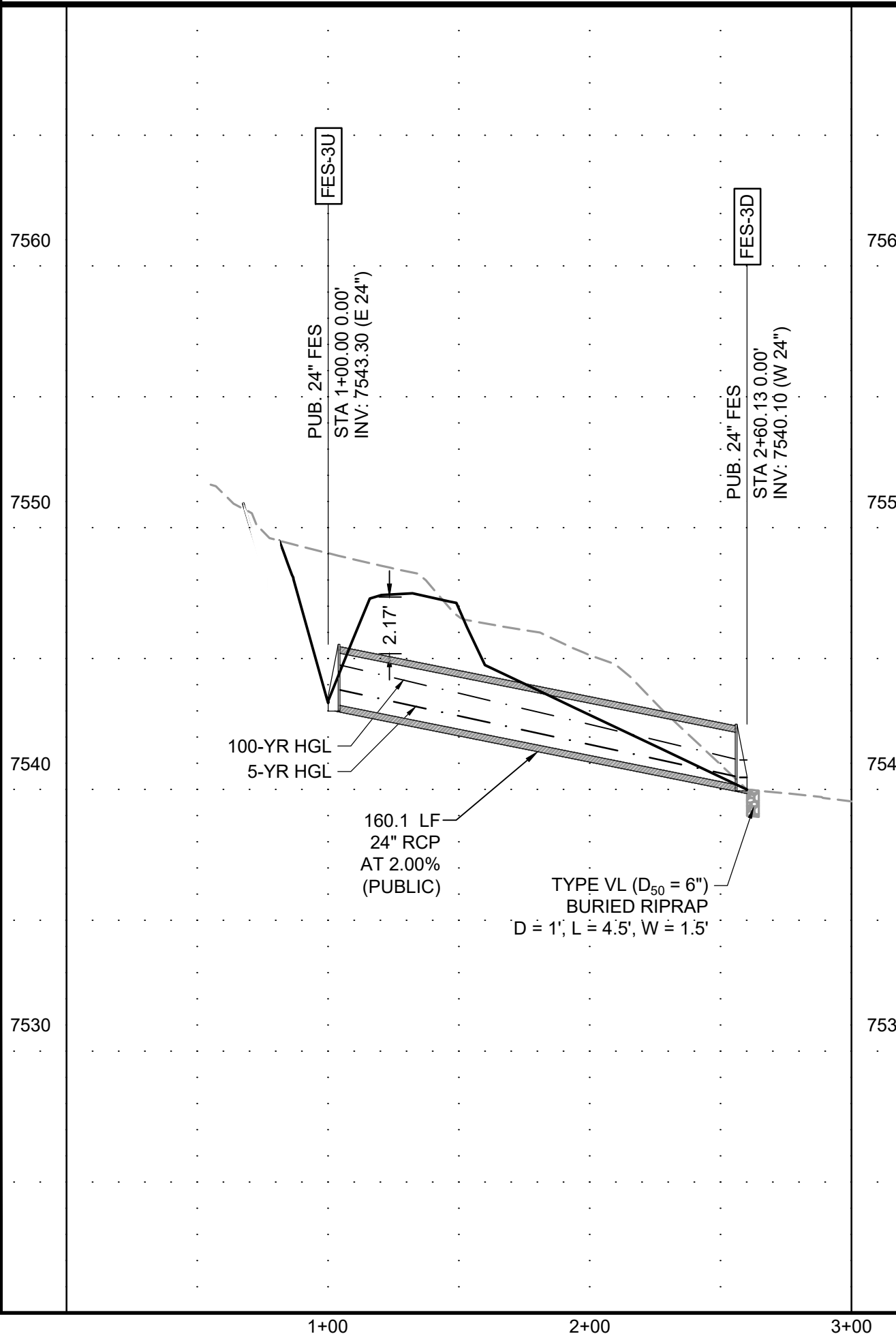
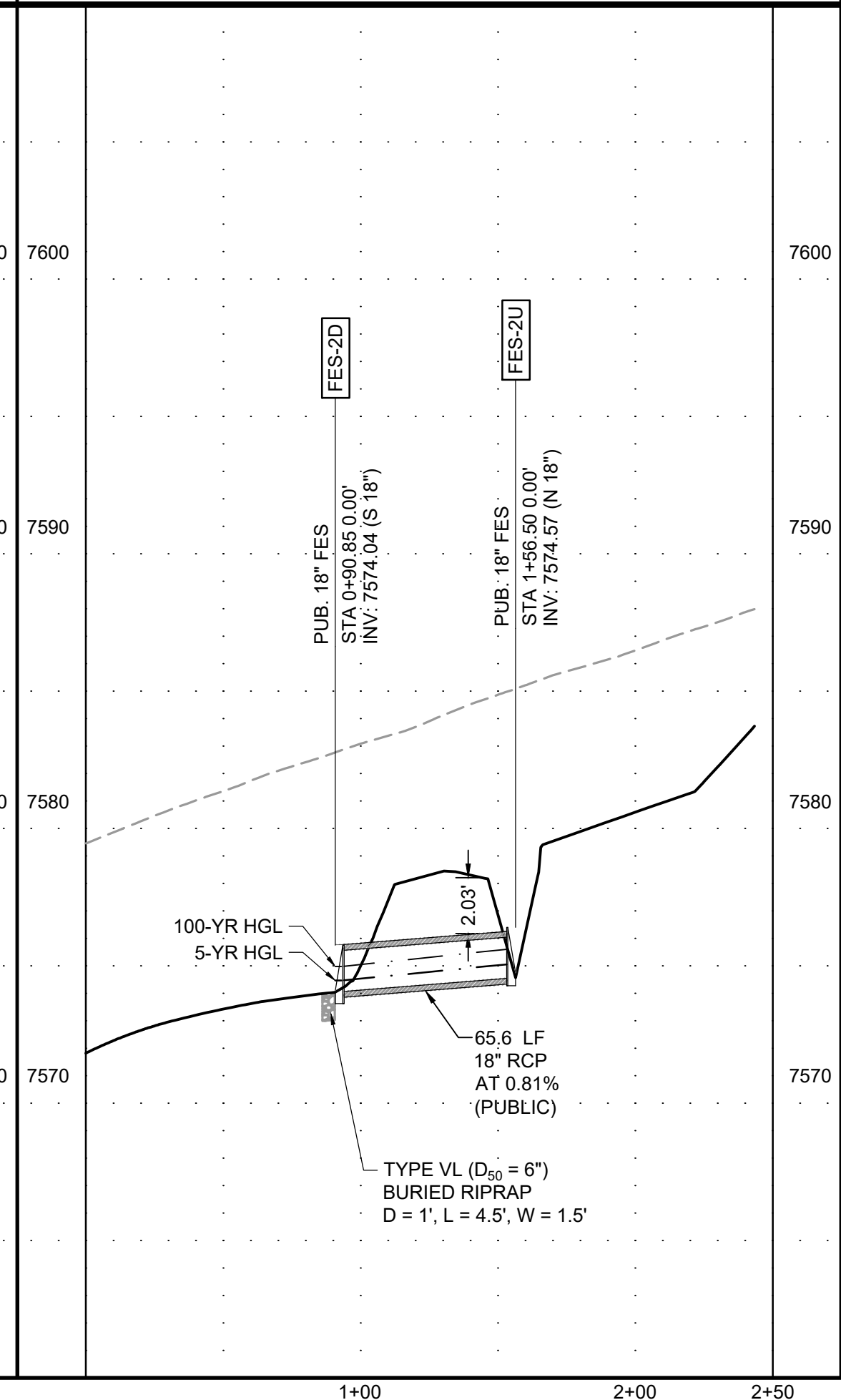
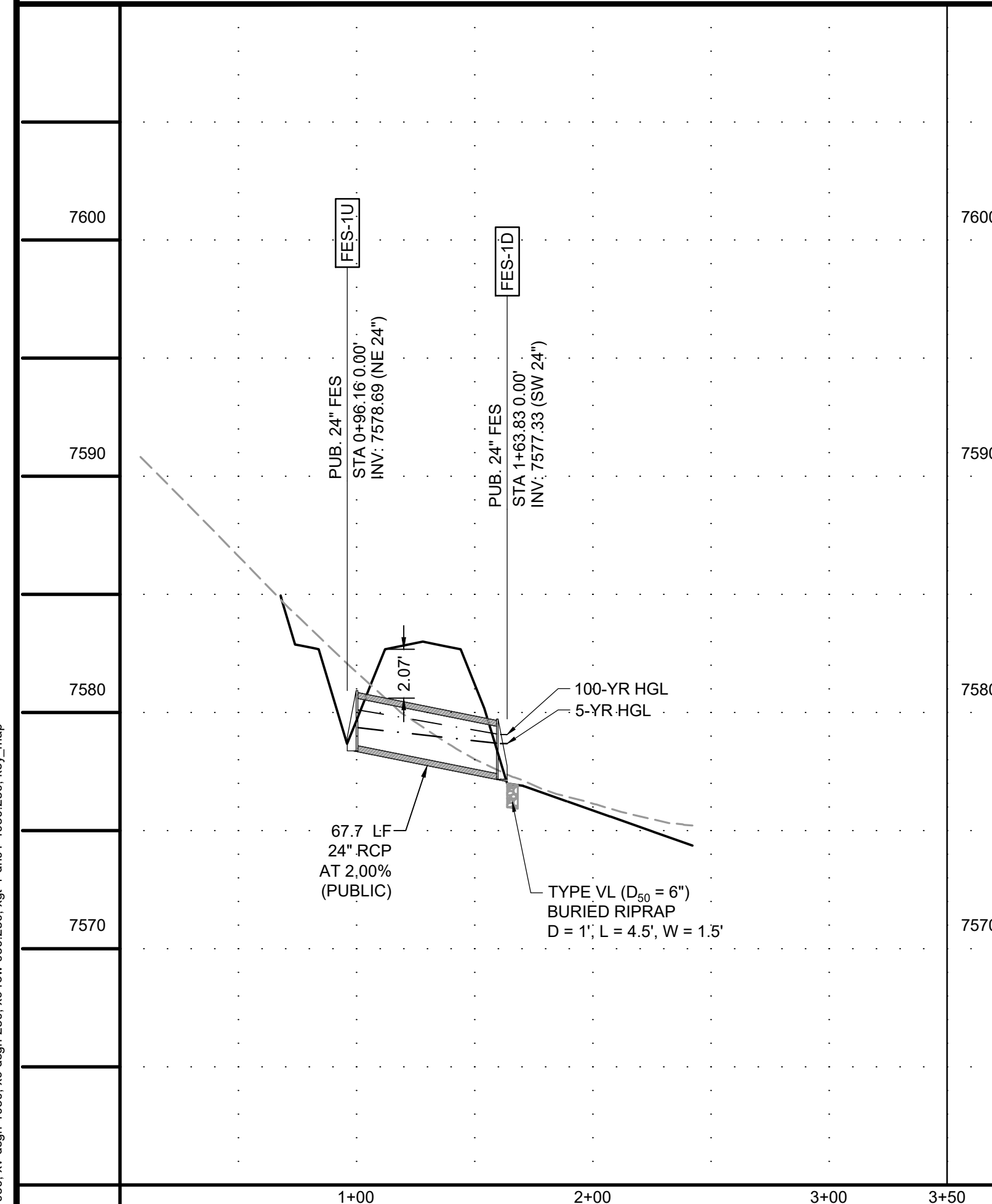
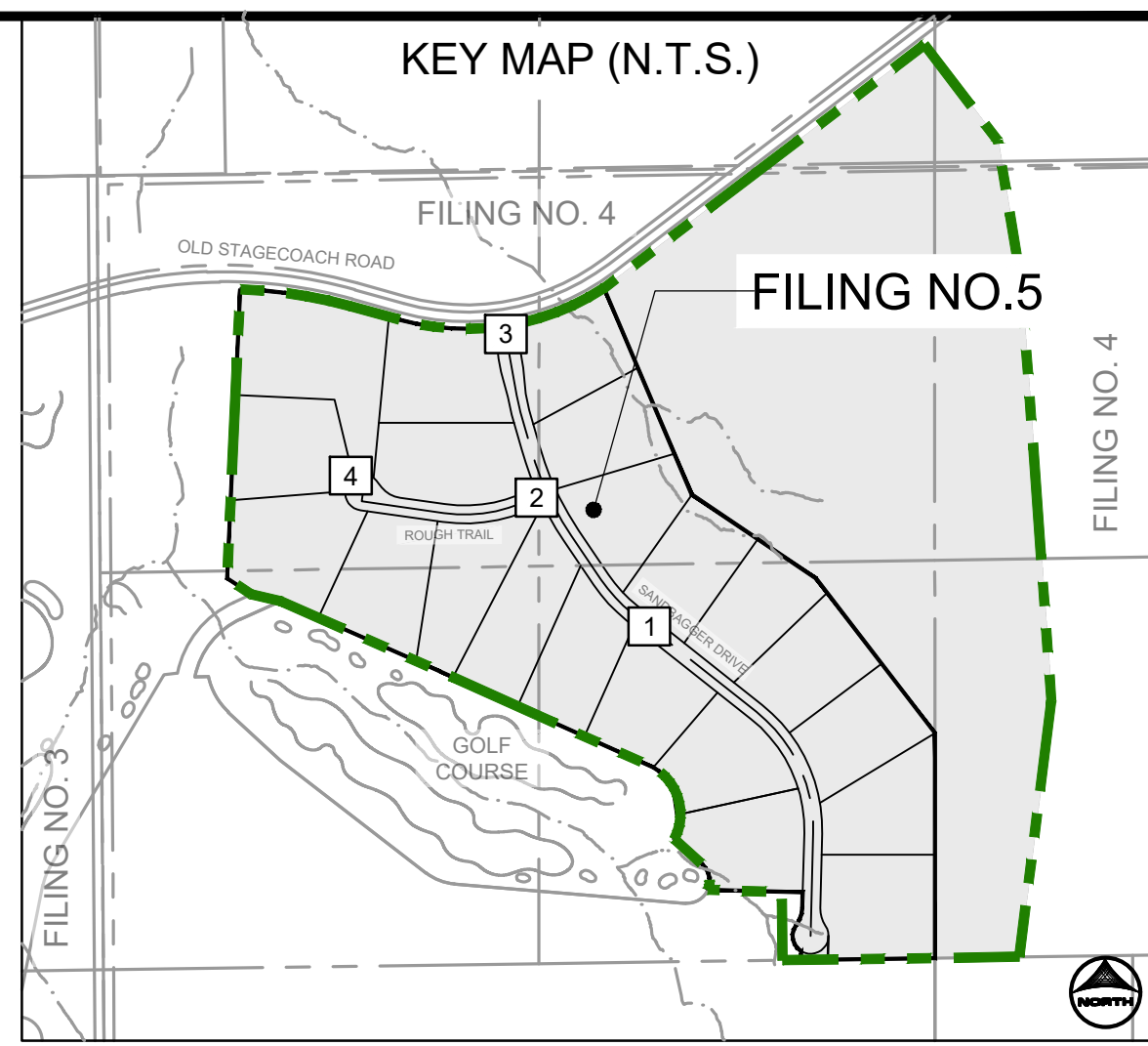
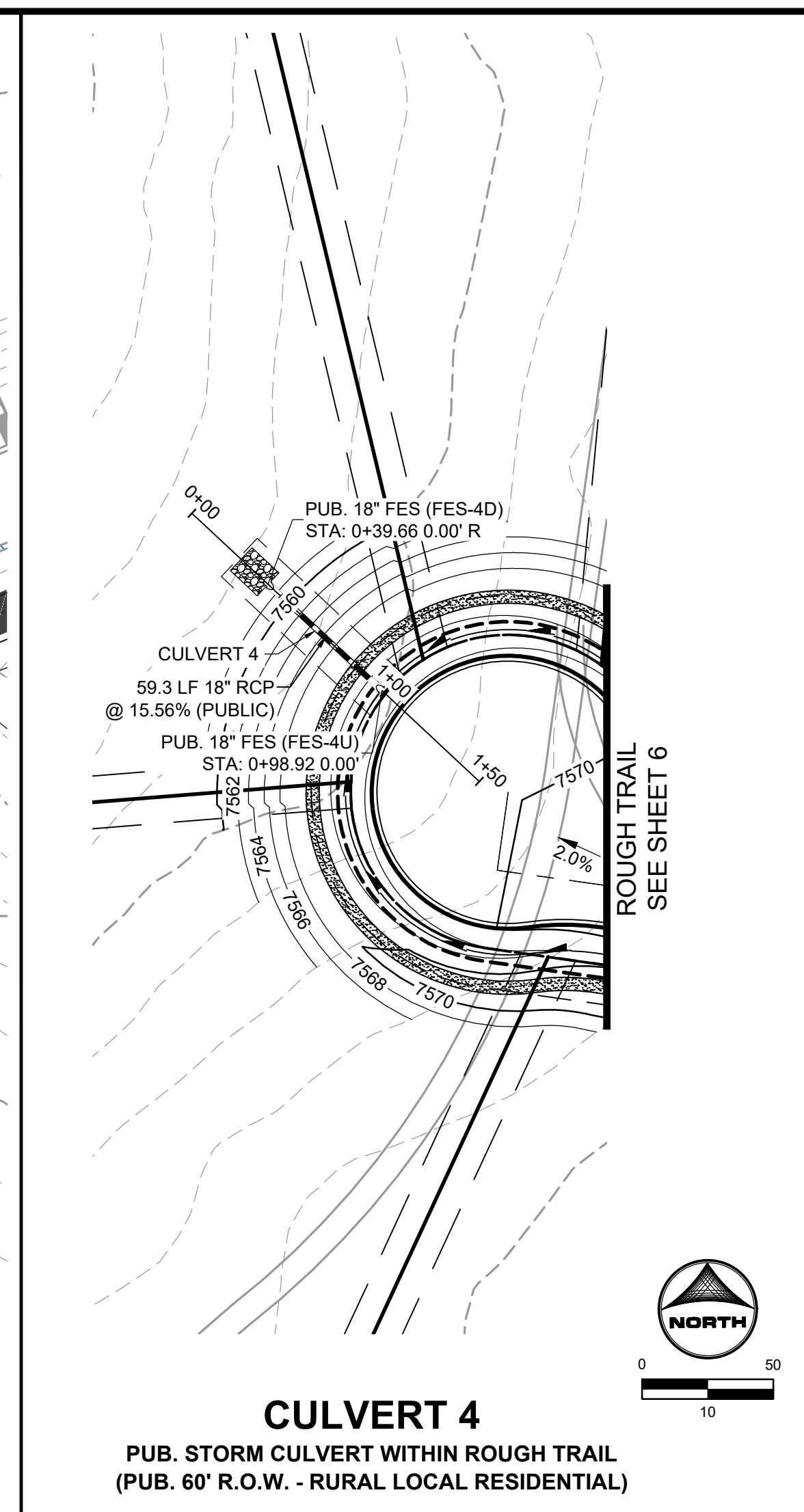
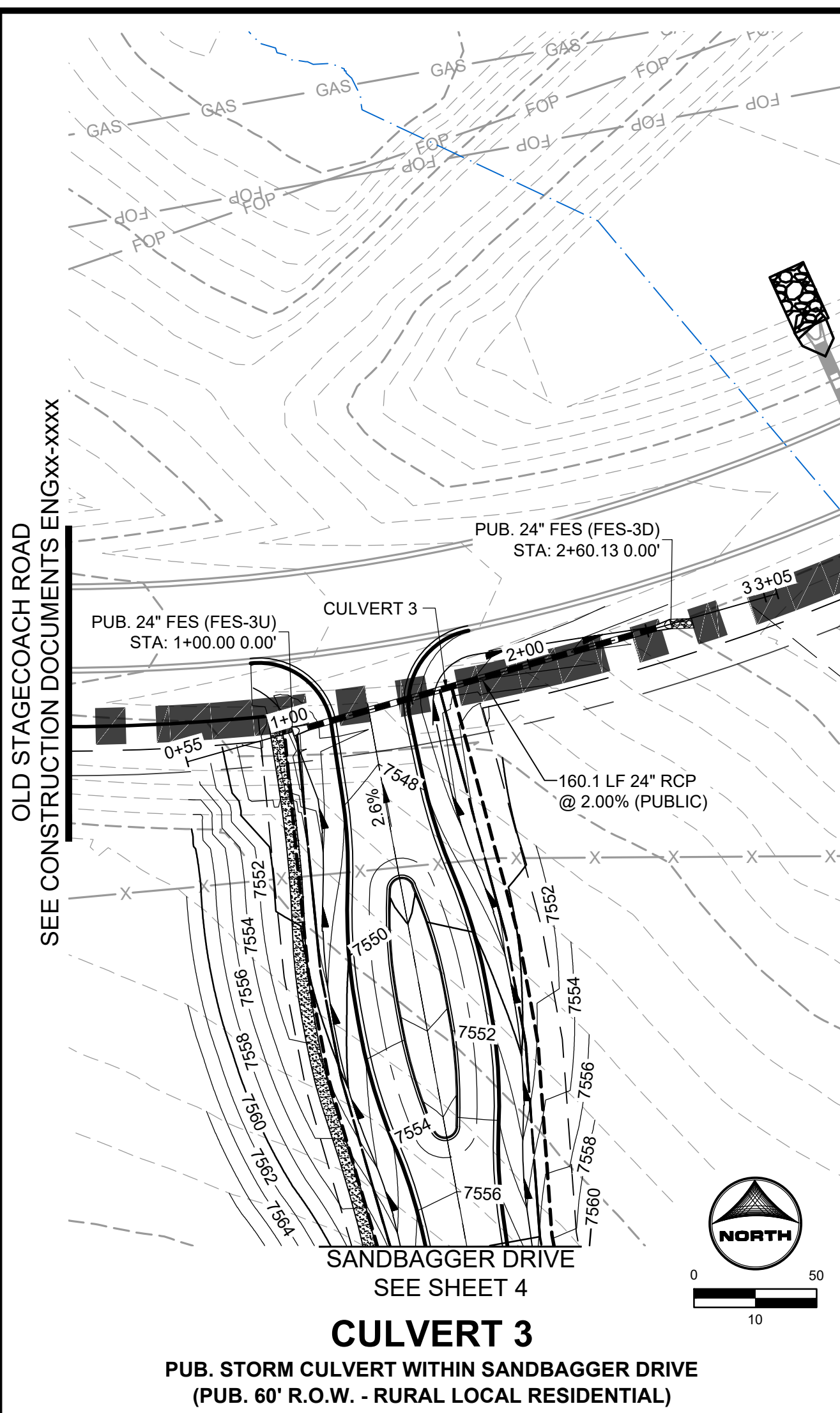
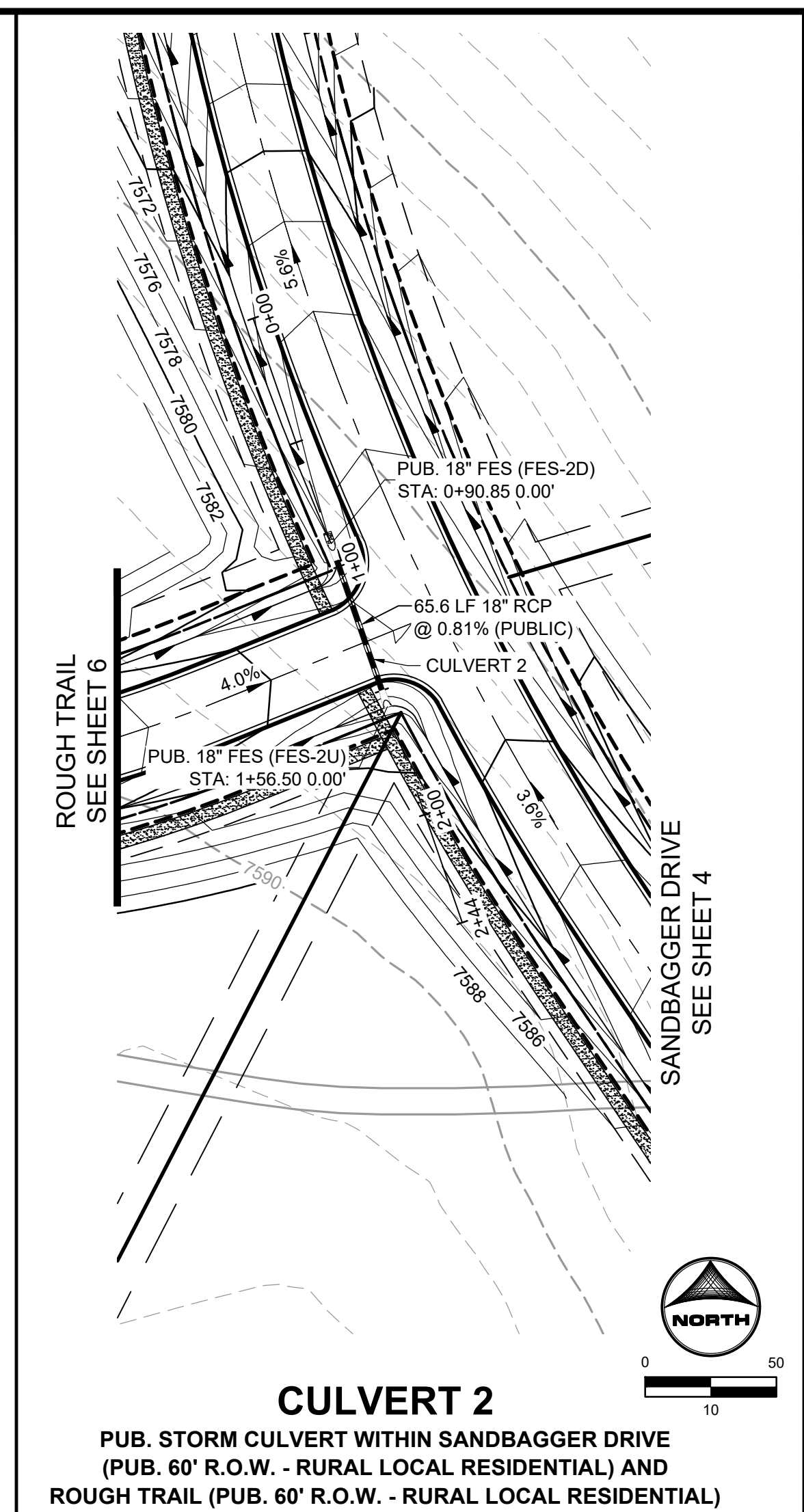
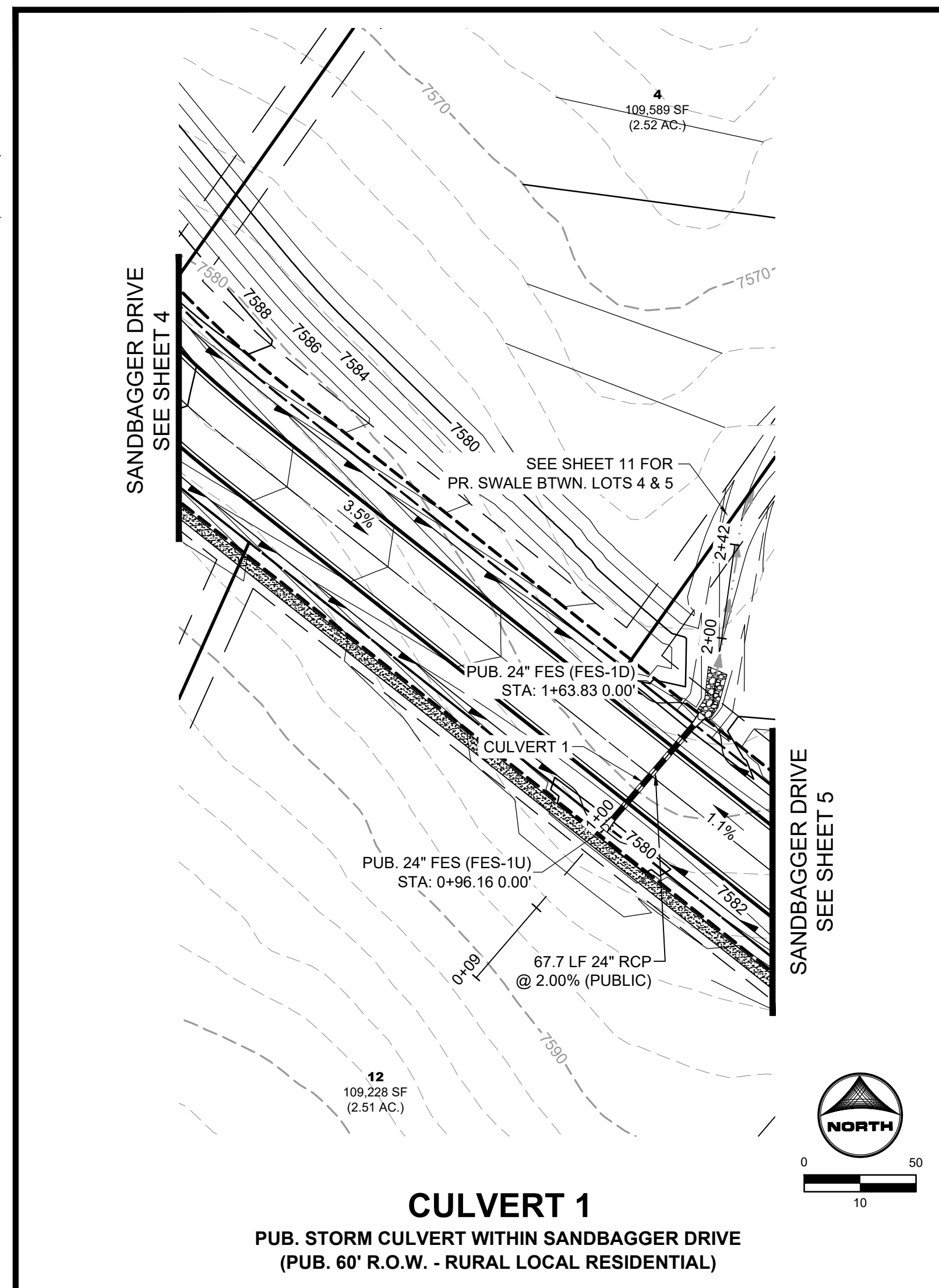
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HRGreen HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
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 PRI #2, LLC.
 EL PASO COUNTY, CO

ROADWAYS
 SIGNAGE AND STRIPING

SHEET
S&S
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DRAWN BY: TMM JOB DATE: 10/11/2024
 APPROVED: RHL JOB NUMBER: 211030.25
 CAD DATE: 11/19/2024
 CAD FILE: J:\2021\211030\CAD\Drawings\C\Drawing_No_5\Storm_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE

SHEET
 STM 10

